

LEGAL NOTICES

SHERIFF'S SALES

By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on January 6, 2017 at 10:00 o'clock A.M. .

AUDITORIUM, SECOND FLOOR, BERKS COUNTY COURTHOUSE 633 COURT STREET, READING, PENNSYLVANIA.

The following described Real Estate. To wit:

Third and Final Publication

No. 09-1177

Judgment: \$206,188.83

Attorney: McCabe, Weisberg & Conway, P.C.

TAX I.D. #43-5325-11-66-7366

ALL THAT CERTAIN lot or piece of land together with a one (1) story brick and aluminum sided semi-detached dwelling and other improvements erected thereon, located on the North side of St. George Street, East of Gibraltar Road and being House No. 4713 St. George Street and Lot No. 1 on the revision to a portion of the subdivision of George Killian Estate, recorded in Plan Book Volume 135, Page 54, Berks County Records (subdivision of George Killian Estate, recorded in Plan Book Volume 20, Page 29, Berks County Records) and situate in the Township of Exeter, Berks County, Pennsylvania, being more fully bounded and described as follows:

BEGINNING at a steel pipe in concrete on the North right-of-way line of St. George Street (fifty (50.00') feet wide) a corner of property belonging to Milton E. Mortland and Ellen L. Mortland, his wife, said point being the southwesternmost corner of the herein described Lot No. 1; Thence extending in a Northeasterly direction along property belonging to Milton E. Mortland and Ellen L. Mortland, his wife, on a line bearing North thirty (30 degs.) degrees twenty-two (22') minutes East, a distance of one hundred forty-two feet and sixteen hundredths of one foot (142.16') to a steel pin in concrete in line of the development of "Boundtree Acres", recorded in Plan Book Volume 128, Page 18 Berks County Records; Thence extending in a southeasterly direction along the development of "Boundtree Acres" on a line bearing South fifty-seven (57 deg.) degrees thirty-five (35') minutes East, a distance of fifty-six feet and twenty-eight hundredths of one foot (56.28') to a steel pin in concrete, a corner of Lot No 2 on the above-mentioned recorded plan of the revision to a portion of the subdivision of George Killian Estate, (House No 4713A St. George Street). Thence extending in a southwesterly direction along Lot No. 2 and passing through the

centerline of a ten (10") inch party wall on a line bearing South thirty (30 degs.) degrees twenty-nine (29) minutes fifteen hundredths of one foot (140 15) to a steel pin on the North right-of-way line of St. George Street; Thence extending in a northwesterly direction along the North right-of-way line of St. George Street on a line bearing North fifty-nine (59 degs.) degrees thirty-eight (38') minutes West, a distance of fifty-five feet and ninety- four hundredths of one foot (54.94') to the place of beginning; Containing in area seven-thousand nine-hundred eighteen square feet and twenty-seven hundredths of one square foot (7,918.21 sq. ft) of land, more or less.

BEING KNOWN AS: 4713 Saint George Street, Reading, Pennsylvania 19606.

TITLE TO SAID PREMISES is vested in Kyle Spielman by Deed from Brenda J. Sioris dated November 29, 2004 and recorded January 5, 2005 in Instrument Number 2005000513.

To be sold as the property of Kyle Spielman

No. 10-2160

Judgment Amount: \$576,950.13

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN lot or piece of ground situate in Cumru Township, Berks County, Pennsylvania, bounded and described according to a revision to Lots 4, 5, and 6 of the plan of Colonial Heights, drawn by Thomas R. Gibbons & Associates, Inc., dated September 30, 1996 and last revised December 19, 1996, said plan recorded in Berks County in Plan Book 220, Page 29, as follows, to wit:

BEGINNING at a point on the northwesterly side of Stewart Avenue (54.00 feet wide) said point being a corner of Lot No. 5 on said plan; thence extending from said point of beginning along Lot No. 5 North 28 degrees 12 minutes 36 seconds West 550.10 feet to a point being a corner of Annexation Parcel "A" on said plan; thence extending along same North 64 degrees 52 minutes 03 seconds East 345.41 feet to a point in line of lands now or late of Richard C. Bowman and Judith A. Bowman, husband and wife; thence extending along same the two following courses and distances: (1) South 24 degrees 50 minutes 17 seconds East 293.58 feet to a point; (2) South 72 degrees 04 minutes 18 seconds East 140.88 feet to a point in line of lands now or late of Frank W. Nagle and John H. Schach, Jr.; thence extending along same the two following courses and distances: (1) South 37 degrees 42 minutes 23 seconds West 16.50 feet to a point; (2) South 35 degrees 18 minutes 01 second East 62.55 feet to a point being a corner of Lot No. 3 on said plan; thence extending along same and in the bed of a future 54 feet wide street right of way South 48 degrees 50 minutes 35 seconds West 278.48 feet to a point of curve on the northeasterly side of the cul-de-sac (of irregular

12/29/2016

width) at the terminus of Stewart Avenue; thence extending along same the two following courses and distances: (1) northwestwardly, westwardly and southwestwardly along the northeasterly, northerly and northwesterly side of said cul-de-sac along the arc of a circle curving to the left having a radius of 60.00 feet and an arc distance of 150.82 feet to a point of reverse curve; (2) southwestwardly along the arc of a circle curving to the right having a radius of 20.00 feet and an arc distance of 18.86 feet to a point of curve on the northwesterly side of Stewart Avenue; thence extending along same southwestwardly along the arc of a circle curving to the right having a radius of 723.00 feet and an arc distance 19.33 feet to the first mentioned point and place of beginning.

BEING LOT NO. 4 as shown on the abovementioned plan.

TITLE TO SAID PREMISES vested in Kenneth B. Young and Krista L. Young, husband and wife, as tenants by the entirety by Deed from Douglas Young Builders, Inc. dated March 12, 2008 and recorded on March 13, 2008 in the Berks County Recorder of Deeds in Book 05319, Page 953.

BEING KNOWN AS: 139 Stewart Avenue, Reading, PA 19608

TAX PARCEL NUMBER: 39-4385-19-51-1524

To be sold as the property of Kenneth B. Young and Krista L. Young

No. 12-14988

Judgment: \$343,314.37

Attorney: Barbara A. Fein, Esquire

ALL THAT CERTAIN parcel or tract of land known as Lot No. 55 in the development of Brookewood Heights, bounded on the North by Archwood Drive (40' wide), bounded on the East by Lot No. 56 of the same subdivision, bounded on the South by Lot No. 54 of the same subdivision and bounded on the West by Northend Road, T-687 as shown on a plan prepared by C. L. Frantz & Associates, being Drawing Number 6-13-2-D-4, situate in the Township of Centre, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a steel pin on the southern right-of-way line of Archwood Drive (40' wide); thence leaving said right of way line and along the common property line of Lot No. 56 of the same subdivision South 19 degrees 22 minutes 06 seconds East a distance of 207.68 feet to a steel pin; thence along the common property line of Lot No. 54 of the same subdivision South 84 degrees 06 minutes 42 seconds West a distance of 214.29 feet to a steel pin on the eastern ultimate right of way line of Northend Road, T-687; thence in and along said right of way line North 11 degrees 33 minutes 07 seconds West a distance of 245.00 feet to a steel pin; thence along a curve deflecting to the right having a central angle of 112 degrees 08 minutes 17 seconds, a radius of 10.00 feet and arc

length of 19.57 feet to a steel pin on the southern right of way line of Archwood Drive (40' wide); thence in and along said right of way South 79 degrees 24 minutes 50 seconds East a distance of 184.86 feet to a point and place of beginning.

CONTAINING in area 1.05 acres

BEING the same premises which William R. Hoffman and Grace Hoffman granted and conveyed to William R. Hoffman and Grace Hoffman, husband and wife, and Leandra A. Karasack, an adult individual, and William R. Hoffman, Jr., an adult individual, by Deed dated May 14, 2007, and recorded in the Office of the Berks County Recorder of Deeds on May 29, 2007, in Deed Book Volume 5144, at Page 1438. The said William Hoffman having departed this life on or about July 8, 2007, whereby operation of law his interest became vested in Grace Hoffman, as surviving tenant by the entirety.

BEING KNOWN AS 492 Archwood Drive, Mohrsville, PA 19541

TAX PARCEL NO. 36-4482-02-98-7311

To be sold as the property of Grace Hoffman, Leandra A. Karasack, and William R. Hoffman, Jr.

No. 12-20857

Judgment Amount: \$375,275.73

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN lot or piece of ground situate in Ruscombmanor Township, Berks County, Pennsylvania, bounded and described according to a final plan of Golden Oaks, drawn by Vitillo Corporation, dated April 1, 1998 and last revised November 17, 1999, said plan recorded in Berks County in Plan Book 245, Page 35, as follows, to wit:

BEGINNING at a point of curve on the northwesterly side of Saint Andrews Drive (53 feet wide), said point being a corner of Lot No. 31 on said plan; thence extending from said point of beginning along Lot No. 31 North 64 degrees 01 minutes 45 seconds West 246.53 feet to a point, a corner of Lot No. 32 on said plan; thence extending along same North 11 degrees 00 minutes 00 seconds East 114.49 feet to a point, a corner of Lot No. 29 on said plan; thence extending along same South 79 degrees 00 minutes 00 seconds East 240.00 feet to a point on the northwesterly side of Saint Andrews Drive; thence extending along same the two following courses and distances (1) South 11 degrees 00 minutes 00 seconds West 146.49 feet to a point of curve, and (2) southwestwardly along the arc of a circle curving to the right having a radius of 273.50 feet the arc distance of 31.76 feet to the first mentioned point and place of BEGINNING.

CONTAINING 35,158 square feet of land.

BEING Lot No. 30 as shown on the abovementioned plan

SUBJECT TO a portion of a 25 feet wide drainage easement extending alongside of premises.

BEING THE SAME PREMISES which

12/29/2016

Vol. 109, Issue 13

Filippini Real Estate, Inc., a PA Corp., by Deed dated September 10, 2004 and recorded September 22, 2004 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4155, Page 2256, granted and conveyed unto Louis A. Wilson and Ada Sondra Wilson.

BEING KNOWN AS 7 St. Andrews Drive, Fleetwood, PA 19522.

TAX PARCEL NO. 5440-03-02-0084

SEE Deed Book 4155 Page 2256

To be sold as the property of Louis A. Wilson and Ada Sondra Wilson

No. 12-25114

Judgment: \$124,182.74

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN two and one-half story frame dwelling house and garage known as No. 4602 Tenth Avenue and the two lots of ground upon which the same is erected, situate at the corner of Tenth Avenue and Miller Street, in the Borough of Temple, now known as Township of Muhlenberg, County of Berks and State of Pennsylvania, said lots being respectively Nos. 109 and 110, in the plan of lots laid out by Jonas M. Shalter and bounded as follows:

ON the North by Lot No. 108, property now or late of J. Brooke Athlouse;

ON the South by Miller Street;

ON the East by Tenth Avenue; and

ON the West by Centre Alley.

CONTAINING IN FRONT, North and South along said Tenth Avenue, 40 feet and of equal width along Miller Street to Centre Alley, 125 feet, more or less.

SUBJECT, HOWEVER, to the express conditions and reservations that all buildings erected upon said premises shall be strictly for residential purposes and shall conform to the building line marked and established on said plan.

HAVING THEREON ERECTED a dwelling house known as: 4602 10th Avenue, Temple, PA 19560.

PARCEL I.D. 5309-12-95-7640

BEING THE SAME PREMISES which Ronald M. Stoudt, Jr., by Deed dated August 10, 2005 and recorded October 24, 2005 to Berks County Deed Book 4692, Page 1078, granted and conveyed unto Arlette Fake, aka Arlette N. Fake, William G. Fake and Traci L. Fake.

To be sold as the property of Arlette Fake a/k/a Arlette N. Fake, William G. Fake and Traci L. Fake.

No. 12-26562

Judgment Amount: \$193,754.86

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land together with the two (2) story brick dwelling house and attached garage erected thereon, being No. 110 Fern Avenue, being a

portion of Lot No. 188, 189, 190, 191, 192, and 193 in the development of building lots known as Reading Heights laid out by Martin M Harnish and recorded in Plan Book Volume 3, Page 31, situate in the 18th Ward of the City of Reading, County of Berks, Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pipe at the intersection of the Southeastern topographical building line of Fern Avenue with the Northeastern side of ten feet (10.00 feet) wide alley, said corner being the most Western corner of the herein described premises, thence in a Northeasterly direction along with Southeastern topographical building line of Fern Avenue, a distance of one hundred nineteen and ninety one hundredths feet (119.90 feet) to a corner marked by an iron pipe, thence leaving the aforesaid Fern Avenue in a Southeasterly direction along property belonging to Carmino Pingitore and Maria Pingitore, his wife, forming an interior angle of one hundred degrees thirty-five minutes forty-two and seventy one hundredths seconds (100 degrees 35 minutes 42.70 seconds) with the last described line a distance of forty-two and thirty-seven one-hundredths feet (42.37 feet) to a corner marked by an iron pipe in the Southeastern topographical building line of Bartlett Street (60.00 feet wide), thence along the aforesaid Bartlett Street in a Southeasterly direction by a curve bearing to the left having a radius of six hundred six and twenty-six one-hundredths feet (606.26 feet) a central angle of three degrees eighteen minutes seven seconds (03 degrees 18 minutes 07 seconds), a tangent distance of seventeen and forty-eight one-hundredths feet (17.48 feet), a distance along the arc of thirty-four and ninety-four one-hundredths feet (34.94 feet) and forming an interior chord angle with the last described line of one hundred fifty-two degrees five minutes forty-three and eighty one-hundredths seconds (152 degrees 05 minutes 43.80 seconds) a chord distance of thirty-four and ninety-four one-hundredths feet (34.94 feet) to a corner, thence leaving the aforesaid Bartlett Street in a Southwestern direction along residue property belonging to Frederick Yourkavitch and residue portion of Lot No. 188, 189, 190, 191, 192 and 193, forming an interior chord angle with the last described line of one hundred seven degrees eighteen minutes thirty-three and fifty one-hundredths seconds (107 degrees 18 minutes 33 50 seconds) a distance of one hundred seventeen and twenty-seven one-hundredths feet (117.27 feet) to a corner on the Northeastern side of the aforesaid ten feet (10.00 feet) wide alley, thence along the aforesaid ten feet (10.00 feet) wide alley in a Northwesterly direction forming an interior angle of ninety degrees one minute zero seconds (90 degrees 01 minutes 00 seconds) with the last described line a distance of seventy-five feet (75.00 feet) and making an interior angle of eighty-nine degrees fifty-nine minutes zero

12/29/2016

seconds (89 degrees 59 minutes 00 seconds) with the first described line, the place of beginning.

CONTAINING nine thousand two hundred thirty-seven and forty-eight one-hundredths (9,237.48) square feet.

TITLE TO SAID PREMISES IS VESTED IN Sandra M. Kofroth and Ricky Chamuras, by Deed from Barry J. Jozwaik, Sheriff, dated 05/01/2007, recorded 05/04/2007, in Book 05128, Page 2407.

BEING KNOWN AS 110 Fern Avenue, Reading, PA 19611-1942.

Residential property
TAX PARCEL NO. 18-5306-50-75-0356
TAX ACCOUNT: 18374075
SEE Deed Book 05128 Page 2407

To be sold as the property of Ricky L. Chamuras, Sandra M. Kofroth.

No. 13-23981

Judgment Amount: \$199,864.76

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

PURPART NO. 1

ALL THOSE CERTAIN two lots or pieces of ground, together with the improvements thereon erected, situate in the Township of Tilden, County of Berks and State of Pennsylvania, and being further known as Lots Nos. 82 and 83 at the junction of Summit Street and Rocktown Road on said plan known as "Berks Terrace", recorded in Plan Book Volume 9, Page 2, Berks County Records, said lots being more particularly described as follows:

BEGINNING at a point at the intersection of Summit Street and Rocktown Road; THENCE along Rocktown Road 189 feet, more or less, to a 20 feet wide alley; THENCE along said alley 6 feet, more or less; THENCE along Lot No. 84, 154 feet to said Summit Street; THENCE along said Summit Street 115 feet more or less, to the place of BEGINNING.

PURPART NO. 2

ALL THAT CERTAIN tract or piece of land being part of Lot No. 84 as marked on a plan of lots of "Berks Terrace", recorded in Plan Book Volume 9, Page 2, Berks County Records, situate in the Township of Tilden, County of Berks and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a stake a corner of Albert Brobst's lot and the lot from which is conveyed; THENCE along said Brobst's land South sixty-six (66) degrees West, one hundred and fifty-four (154) feet to a stake at an alley; THENCE along said alley North twenty-eight (28) degrees West nineteen (19) feet to a stake; THENCE along the remaining part of said lot, from which this is taken, North sixty and three-quarters (60-3/4) degrees East one hundred fifty-four and five tenths (154.5) feet to the place of BEGINNING.

CONTAINING 1,465.37 square feet.

TITLE TO SAID PREMISES IS VESTED

IN Stephen Kennedy, by Deed from Jason A. Zweizig, dated 06/01/2007, recorded 06/06/2007, in Book 5151, Page 698.

BEING KNOWN AS 28 Clayton Avenue, Hamburg, PA 19526-9700.

Residential property
TAX PARCEL NO. 84-4484-07-58-2171
TAX ACCOUNT: 84051200
SEE Deed Book 5151 Page 698

To be sold as the property of Stephen Kennedy.

No. 14-13057

Judgment: \$145,726.82

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN lot or piece of ground together with the 1-1/2 story single brick dwelling thereon erected, being known as No. 904 Byram Street as shown on the plan of "Penside Third Addition", said plan being recorded in Plan Book Volume 5A, Page 32, Berks County Records, situate on the northerly side of Byram Street between Naveila Avenue and Parkview Avenue, in the Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the northerly lot line of Byram Street (60 feet wide as shown on the aforesaid plan of "Penside Third Addition"), eastwardly a distance of 178 feet from the intersection of the northerly lot line of Byram Street with the easterly lot line of Naveila Avenue (50 feet wide as shown on the aforesaid plan of "Penside Third Addition"); thence extending along land now or late of BerkshireGreens, Inc. the 3 following courses and distances: (1) in a northerly direction forming an interior angle of 90 degrees with the northerly lot line of Byram Street, a distance of 100 feet to a point; (2) in an easterly direction forming an interior angle of 90 degrees with the last described line, a distance of 58 feet to a point; (3) in a southerly direction forming an interior angle of 90 degrees with the last described line, a distance of 100 feet to a point on the northerly lot line of Byram Street; thence extending in a westerly direction along the northerly lot line of Byram Street forming an interior angle of 90 degrees with the last described line, a distance of 58 feet to the place of beginning.

BEING KNOWN AS: 904 Byram Street, Reading, PA 19606

PROPERTY ID NO.: 532718218988

TITLE TO SAID PREMISES is vested in Jannette Sanfiel and Robert Sanfiel by Deed from Michael M. Murray and Pamela S. Murray dated 12/10/2004 recorded 02/14/2005 in Deed Book 4532 Page 1966.

To be sold as the property of: Jannette Sanfiel and Robert Sanfiel

12/29/2016

Vol. 109, Issue 13

No. 14-17206

Judgment Amount: \$257,950.11

Attorney: Shawn M. Long, Esquire

BEING County Parcel No. 28446300132198

ALL THAT CERTAIN parcel or tract of land together with the dwelling house, mobile home, garages, and other improvements erected thereon, situate to the East and South of the intersection of Old Route 22, T-721, and Shartlesville Road SR 4026, being Lot No. 2 of the "Werley/Hoch Subdivision", being the compilation of Parcels D and E, as shown on a "Preliminary/Final Plan" of the "Werley/Hoch Subdivision", being Plan #1209-07, prepared by Blue Marsh Surveyors, said plan dated December 4, 2007, last revised March 31, 2008, said plan recorded in Plan Book 307, Page 245, Berks County Records, situate in the Township of Upper Bern, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit: BEGINNING at a point in Old Route 22, 1-721, said point marking the Northwest corner of property belonging to William D. Rump and Beverly K. Rump, his wife, said point marking the Northeast corner of the herein described tract; thence leaving the aforementioned. (Did Route 22, passing through a concrete monument on the South ultimate right-of-way line of the aforementioned Old Route 22, 50.01 feet from the last described corner and also passing through a concrete monument set on the North ultimate right-of-way line of Shartlesville Road, SR 4026, 31.16 feet from the next described corner, South 07 degrees 10 minutes 56 seconds East, for a distance of 232.72 feet (previously erroneously described as 233.29 feet) to a point in the aforementioned Shartlesville Road, said point being in line of property belonging to William R. Clark and Kathie L. Clark, husband and wife; thence in and along the aforementioned Shartlesville Road, along the aforementioned "Clark" property the two (2) following courses and distances, viz: (1) North 7S degrees 37 minutes 59 seconds West, for a distance of 29.90 feet (previously erroneously not described) to a point; and (2) North 75 degrees 46 minutes 23 seconds West, for a distance of 217.80 feet (previously erroneously not described) to a point, thence leaving the aforementioned Shartlesville Road, continuing along the aforementioned "Clark" property, passing through a concrete monument set on the South ultimate right-of-way line of the aforementioned Shartlesville Road, 31.46 feet from the last described corner along the West side of an existing gravel land, South 31 degrees 41 minutes 58 seconds West, for a distance of 603.05 feet to an iron pin set; thence continuing along the aforementioned "Clark" property the three (3) following courses and distances, viz: (1) North 68 degrees 30 minutes 11 seconds West, for a distance of 308.55 feet to an iron pin set; (2) South 42 degrees 07 minutes 22 seconds West, for a

distance of 1,027.91 feet to an iron pin set; and (3) North 89 degrees 57 minutes 11 seconds West, for a distance of 363.00 feet to an iron pin set, said pin marking a corner of Parcel "A", being Lot No. 1 of the "Werley/Hoch Subdivision", thence along the Southeast line of the aforementioned "Parcel A", the two (2) following courses and distances, viz: (1) North 41 degrees 24 minutes 32 seconds East, for a distance of 1,390.62 feet to an iron pin set, and (2) passing through a concrete monument set on the South ultimate right-of-way line of the aforementioned Old Route 22, 53.82 feet from the next described corner, North 38 degrees 00 minutes 00 seconds East, for a distance of 351.8 t feet to a point in the center of the aforementioned Old Route 22, thence in and along the aforementioned Old Route 22 the four (4) following courses and distances, viz: (1) South 73 degrees 43 minutes 08 seconds East, for a distance of 18.05 feet to a point of curve, (2) by a curve bearing to the left having a radius of 817.86 feet, a distance along the arc of 218.81 feet (previously erroneously described as 281.81 feet) to a point of compound curve; (3) by a curve bearing to the left, having a radius of 1,790.83 feet, a distance along the arc of 295.52 feet to a point of tangency; and (4) North 81 degrees 29 minutes 51 seconds East, for a distance of 205.86 feet to a point marking the Northwest corner of property belonging to William D. Rump and Beverly K. Rump, his wife, the point and place of BEGINNING.

CONTAINING IN AREA: 15.99 acres (gross), 14.67 acres (net).

BEING THE SAME PREMISES which Travis A. Werley and Lisa A. Werley, husband and wife and Philip M. Hoch and Tina M. Hoch, husband and wife by Deed dated September 17, 2009 and recorded September 23, 2009 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Instrument No. 2009045081, granted and conveyed unto David A. Deppen and Susan M. Redcay, their heirs and assigns, as joint tenants with right of survivorship.

To be sold as the premises of David A. Deppen and Susan Redcay a/k/a Susan M. Redcay.

No. 14-17367

Judgment Amount: \$56,346.48

Attorney: Shawn M. Long, Esquire

ALL THAT CERTAIN lot or tract of land situate in the Borough of Womelsdorf, County of Berks and Commonwealth of Pennsylvania being known as Lot No. 57, on a final plan of Country Ridge Estates, Phase II by Ranck and Lake, Project No. 263 or dated October 8, 1987 and recorded January 4, 1988, in the Recorder's Office in and for Berks County, Pa in Subdivision Plan Book 151, Page 61 and being more fully bounded and described as follows:

BEGINNING at a point on the South side of Fifth Street at a corner of Lot No. 56 thence along said lot, South 21 degrees 32' 00" West, a

12/29/2016

Vol. 109, Issue 13

distance of 102.08 feet to a point in line of lands now or late of Elmer S. Hoover; thence along the same, North 68 degrees 28' 00" West, a distance of 22.00 feet to a point a corner of Lot No. 58; thence along the same North 21 degrees 32' 00" East, a distance of 102.08 feet to the South side of Fifth Street; thence along the same, South 68 degrees 28' 00" East, a distance of 22.00 feet to the place of beginning.

CONTAINING 2.246 square feet.

UNDER the subject to a 4 foot wide access easement for public use along the rear of premises as shown on said plan.

BEING PARCEL NO. 95-4337-06-38-5288

BEING the same premises which Alphonso Jackson, Acting Secretary of U.S. Department of Housing and Urban Development of Washington, D.C. by their Attorney in Fact/Agent, Regina Griffith by Deed dated February 20, 2004 and recorded March 4, 2004 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Record Book Volume 4007, Page 2304, granted and conveyed unto Darius Brown.

To be sold as the premises of Darius Brown.

No. 14-17689

Judgment Amount: \$250,026.61

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground situate in Amity Township, Berks County, Pennsylvania bounded and described according to a final plan of 'Westridge Subdivision', Phase 6 and 7, recorded in Plan Book 236, Page 1, Berks County Records, as follows:

BEGINNING at a point on the northwest side of Antietam Drive (50 feet wide) a corner in common with Lot 151 on the abovementioned plan; thence along the northwest side of Antietam Drive South 6 degrees 14 minutes 30 seconds West a distance of 100.00 feet to a point a corner in common with Lot 153 on the abovementioned plan; thence along Lot 153 North 83 degrees 45 minutes 30 seconds West a distance of 125.00 feet to a point on line of open space on the abovementioned plan; thence along said open space and Lot 147 on the abovementioned plan North 6 degrees 14 minutes 30 seconds East a distance of 100.00 feet to a point a corner in common with the aforementioned Lot 151; thence along Lot 151 South 83 degrees 45 minutes 30 seconds East a distance of 125.00 feet to a point on the northwest side of Antietam Drive, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph M. Cizmarik and Faith S. Cizmarik, h/w, by Deed from Joseph M. Cizmarik and Faith S. Cizmarik, formerly Faith S. Funair, h/w, dated 11/15/2001, recorded 12/06/2001, in Book 3441, Page 643.

BEING KNOWN AS 823 Antietam Drive, Douglassville, PA 19518-8756.

Residential property

TAX PARCEL NO. 24-5354-08-88-8514
 TAX ACCOUNT: 24001455
 SEE Deed Book 3441 Page 643
 To be sold as the property of Joseph M. Cizmarik, Faith S. Cizmarik.

No. 14-22127

Judgment: \$291,492.85

Attorney: Martha E. Von Rosenstiel, Esquire
 LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground lying on the northwestern side of Reading Boulevard, an 80 feet wide street, between Lincoln Avenue and Squire Court, said lot being known as Lot No. 40 of Berks Development Corp Plan of Lots, Section No. 3, dated May 4, 1966, and recorded in Berks County Records, in Plan Book No. 31, Page 56, situate in the Borough of Wyomissing, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the curve of the northwestern building line of Reading Boulevard, being a corner between Lots Numbered 39 and 40 of said plan of lots; thence extending in a southwesterly direction along said building line of Reading Boulevard, along the arc of a curve deflecting to the right having a radius of 1,200.00 feet, a central angle of 4 degrees 09 minutes 24.50 seconds, a distance along the arc of 87.06 feet to a point of tangent; thence continuing in a southwesterly direction along said building line of Reading Boulevard, by a line tangent to the last described curve, a distance of 32.94 feet to a point, thence leaving said building line of Reading Boulevard and extending in a northwesterly direction along Lot No. 41 of said plan of lots, by a line making a right angle with the last described line, a distance of 150.00 feet to a point in line of Lot No. 36 of said plan of lots, thence extending in a northeasterly direction along said Lot No. 36, by a line making a right angle with the last described line, a distance of 109.25 feet to a point, thence extending in a southeasterly direction along Lot No. 39 aforementioned by a line making an interior angle of 94 degrees 09 minutes 24.50 seconds with the last described line, a distance of 147.23 feet to the place of beginning, and said last described line being radial to the aforementioned curve in the building line of Reading Boulevard.

CONTAINING IN AREA 17,113.98 square feet.

BEING THE SAME PREMISES which William Joseph Maloney, Executor of the estate of Shirley A. Maloney, deceased, by Deed dated 9/30/1996 and recorded 10/7/1996 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 2772, Page 1519, granted and conveyed unto Mary Ann Dyson.

PARCEL IDENTIFICATION NO: 96-4396-14-44-0926

TAX ID #96116255

12/29/2016

Vol. 109, Issue 13

TITLE TO SAID PREMISES IS VESTED IN Kermit Cintron and Maria A. Cintron, h/w, by Deed from Mary Ann Dyson, dated 10/24/2005, recorded 02/23/2006 in Book 4798, Page 1608.

To be sold as the property of Maria A. Cintron and Kermit Cintron

No. 14-23176

Judgment Amount: \$393,866.93

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land situate in the Township of Cumru, County of Berks, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe, a common corner of lands of George H. Steffy, Stanley Hoffert, and George Mayer (3 separate tracts of adjoining lands), thence along lands of George Mayer, North forty-eight degrees thirty-five minutes and forty-nine seconds East (N. 48 degrees 35' 49" E.), a distance of five hundred eighty-eight and twenty-five hundredths feet (538.25') to a lime stone, a corner of lands of George Mayer and other lands of Leroy C. Williams; thence along lands of the same Leroy C. Williams the following five (5) courses and distances: (1) North sixty-nine degrees two minutes and forty-two seconds East (N. 69 degrees 02' 42" E), a distance of three hundred thirty-five and eighty-one hundredths feet (335.81') to an iron pipe; (2) South thirteen degrees twenty-nine minutes and seventeen seconds West (S. 13 degrees 29' 17" W.), a distance of twenty-five feet (25) to an iron pipe; (3) South thirteen degrees no minutes and forty-one seconds West (S. 13 degrees 00' 41" W.) a distance of two hundred fifty-one and seventy-eight hundredths feet (251.78") to a capped iron pipe; (4) South seventy-two degrees fifty-nine minutes and twenty-seven seconds East. (S. 72 degrees 59' 27" E.). a distance of eighty-four and seventy five hundredths feet (84.75") to a capped iron pipe; (5) North thirty-two degrees forty-seven minutes and thirty-four seconds East (N. 32 degrees 47' 34" E.). a distance of seventy-three and seventy-two hundredths feet (73.72") to an iron pipe, a corner of lands now or late of Grace C. Roilman: thence along lands of the same South seventy-six degrees thirty-six minutes and five seconds East (S. 76 degrees 36' 05" E.) a distance of four hundred ninety-one and fifty-two hundredths feet (491.52") to an iron pin a corner in line of lands of now or late Howard Blimline: thence along lands of the same South ten degrees thirty-four minutes and thirty seconds East (S. 10 degrees 34' 30" E.). a distance of one hundred seventy-three and fifty-one hundredths feet (173.51') to iron pipe, a corner of lands of Stanford B. Klein; thence along lands of the same and lands of George A. Steffy, the following three. (3) courses and distances: (1) South sixty-nine degrees one minute and forty-two seconds West (S. 69 degrees 01' 42" W.). a distance of five hundred fifty-six and twenty-nine hundredths

feet (556.29') to an iron pipe; (2) North fifty-nine degrees thirty-five minutes and fifty-one seconds West (N. 59 degrees 35' 51" W.). a distance of one hundred forty-two and eight-tenths feet (142.8') to a capped iron pipe; (3) North seventy-eight degrees forty-eight minutes and fifty-one seconds West (N. 78 degrees 48' 51" W.). a distance of six hundred ninety-three and eighty-four hundredths feet (693.84') to the place of beginning.

TOGETHER with the free and uninterrupted use, liberty and privilege of and passage in and along other lands of Leroy C. Williams, which easement is appurtenant to the within described premises. Right-of-Way to be twelve and four-tenths feet (12.4') in width and running West from the public road between Cedar Top and Knauers, and between lands of Leroy C. Williams and Ronald Bunski.

CONTAINING 10.518 Acres.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1803 Welsh Road, Mohnton, PA 19540

TAX PARCEL #39439402681854

ACCOUNT: 39228420

SEE Deed Book 4151, Page 0671

Sold as the property of: Kevin Keller, a/k/a Kevin J. Keller

No. 14-23244

Judgment Amount: \$64,382.40

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick dwelling house and lot or ground on the East side of North Eleventh Street, between Douglass and Windsor Street, in the City of Reading, Berks County, Pennsylvania, known as 839, and bounded and described as follows, to wit:

ON the North by property now or late of Emma B. Knerr (formerly Rehr and Fricker); on the East by a 10 feet wide alley; on the South by property now or late of Anthony Casella and Mary Casella, his wife (formerly Sarah L. Wansch); and on the West by North Eleventh Street.

CONTAINING in front on said North Eleventh Street 15 feet and in depth 100 feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 839 North 11th Street, Reading, PA 19604

TAX PARCEL #12531753142906

ACCOUNT: 12170825

SEE Deed Book Instrument #2011040692

PAGE Instrument #2011040692

Sold as the property of: Paula Perez Caldera

No. 15-00174

Judgment Amount: \$79,917.10

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling house and the lot or parcel of land upon which the same is erected, situate in the Township of Muhlenberg, County of Berks and

12/29/2016

Vol. 109, Issue 13

State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Westerly side of Centre Avenue, known also as Route #122 and the Pottsville Pike, said point being 109.71 feet North of the Northwesterly lot corner of the said Centre Avenue, as 80 feet wide street, and Kurtz Street, a 50 feet wide street, each mentioned street as the same is laid out on a plan of lots by John M. Ebersole, said plan being recorded in Plan Book Vol. 2, Page 84, Berks County Records; thence in a Northerly direction along the said Westerly side of Centre Avenue, the distance of 40.00 feet to a point; thence in a Westerly direction along property now or late of the John Ebersole Estate by a line at right angles to the aforementioned Centre Avenue, the distance of 150.00 feet to a point; thence in Southerly direction along the Easterly side of 20 feet wide alley by a line at right angles to the last described line, the distance of 40.00 feet to a point; thence in an Easterly direction along property now or late of the John M. Ebersole Estate, by a line at right angles to the last described line and by a line passing through the middle of the party wall between the premises adjoining on the South and the herein described premises, the distance of 150.00 feet to the place of beginning.

CONTAINING 6,000 square feet.

ALL THAT CERTAIN lot or piece of ground, situate on the West side of Centre Avenue, also known as the Pottsville Pike, in the Township of Muhlenberg, County of Berks and State of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point in or on the western side of the Pottsville Pike, in the northern property line or property of Carl Daniel Mengel and Helen Mildred Mengel, his wife, South 80 degrees West a distance of 170 feet to a point on the western side of a 20 feet wide alley; thence along the western side of the same in a northerly direction North 10 degrees West 23.2 feet to a point in property line of John W. Ohnmacht and Evelyn M. Ohnmacht, his wife, about to be conveyed to George Wm. Seimel and Ruth Elizabeth Seimel, his wife; thence along the same North 80 degrees East 170 feet to a point on the Pottsville Pike; thence in a southerly direction along the same South 10 degrees East 23.2 feet to a point the place of Beginning.

RESERVING, however, to the grantor the right to deep mine minerals and remove gas and oil within the areas hereunder acquired from a minimum depth to be determined by the Commonwealth, from mine shafts or by means of wells located off the right-of-way.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 4720 Pottsville Pike, Reading, PA 19605

TAX PARCEL #66530910464668 & #66530910464751

ACCOUNT: 66120700 & 66120800

SEE Deed Book Instrument #2010018535
PAGE Instrument #2010018535
Sold as the property of: Joseph A. Epler

No. 15-01452

Judgment Amount \$94,344.67

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN tract of land together with the two and one-half (1 1/2) story, semi-detached, frame dwelling house erected thereon, situate on the northwestern side of and known as 376 South Freeman Street, between Furnace Street and the Reading Company-Lebanon Valley Branch, in the Borough of Robesonia, County of Berks and State of Pennsylvania, bounded on the northeast by property now or late of Paul E. and Lizzie M. Putt; on the southeast by Freeman Street; on the southwest by 26 Freeman Street, property now or late of Alvin L. and Ada V. Gruber; and on the northwest by Furnace Creek and property belonging to Carroll D. Winters and Albert E. Herbine, being more fully bounded and described as follows:

BEGINNING AT A CORNER marked by an iron pin in the center line of Freeman Street as laid out on the topographical survey of the Borough of Robesonia, having a width of forty (40) feet between curbs and a twelve feet wide pavement on either side, said corner being the southeastern corner of the herein described property; thence along the center line of Freeman Street, South fifty-seven degrees, forty-seven minutes West, a distance of thirty-six feet, eleven and one-half inches to a corner marked by an iron pin; thence leaving Freeman Street and along property now or late of Alvin L. and Ada V. Gruber, passing through the center line of the frame party wall between the dwelling, North thirty-two degrees, three minutes West, a distance of two hundred ninety-four feet, one and one-quarter inches to a corner in Furnace Creek and in line of property belonging to Carroll D. Winters and Albert E. Herbine; thence along the same in and along Furnace Creek, North thirty degrees, forty-five and three-quarters minutes East, a distance of forty-one feet, six and five-eighths inches to a corner; thence along property now or late of Paul E. and Lizzie M. Putt, South thirty-two degrees, three minutes East; a distance of three hundred twelve feet, eleven and three-quarters inches to the place of beginning.

TITLE TO SAID PREMISES vested in Amber E. Thomas by Deed from Jeffrey A. Wanner, Sr. and Sherri L. Wanner, husband and wife dated May 28, 2014 and recorded on May 29, 2014 in the Berks County Recorder of Deeds as Instrument No. 2014016798.

BEING KNOWN AS: 376 South Freeman Street, Robesonia, PA 19551

TAX PARCEL NUMBER: 74434704924431
To be sold as the property of Amber E. Thomas

12/29/2016

Vol. 109, Issue 13

No. 15-03002

Judgment Amount: \$188,312.48

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two-story and attic frame dwelling house erected thereon situate on the Western side of the macadam State Highway leading from Mohnton to Gouglersville, in the Township of Cumru, County of Berks and State of Pennsylvania, bounded on the North by property belonging to now or late Esther Otto Burkhard, on the East by the macadam State Highway leading from Mohnton to Gouglersville and property belonging to now or late Fred J. Brown and Norma H. Brown, his wife, on the South by property now or late James L. Frederick, Jr. and Edna L. Frederick, his wife, and on the West by a proposed 15 feet wide private alley, residue property belonging to the Estate of Nellie C. Kessler, deceased, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin on the Eastern side of the macadam State Highway leading from Mohnton to Gouglersville, in line of property belonging to now or late Fred J. Brown and Norma H. Brown, his wife, and being the Eastern corner of the herein described property, thence in and along the aforesaid macadam State Highway leading from Mohnton to Gouglersville, and along the aforesaid property belonging to now or late Fred J. Brown and Norma H. Brown, his wife, South 44 degrees 11 minutes West a distance of 132 feet 01-1/8 inches to a corner marked by an iron pin on the Eastern side of the aforesaid macadam State Highway, thence crossing same and along property belonging to now or late James L. Frederick, Jr. and Edna L. Frederick, his wife, passing through an iron pin 24 feet no inches from the last described corner, North 37 degrees 04 minutes West a distance of 236 feet 7-3/8 inches to a corner marked by an iron pin on the Southeastern side of a proposed 15 feet wide private alley, thence along same and along residue property belonging to the Estate of Nellie C. Kessler, deceased, North 61 degrees 30 minutes East, a distance of 113 feet 05-5/8 inches to a corner marked by an iron pin, thence along property belonging to Esther Otto Burkhard, widow of Barry L. Burkhard, deceased, passing through an iron pin 30 feet no inches from the next described corner, South 42 degrees 19-1/2 minutes East, a distance of 200 feet 06-1/4 inches to the place of BEGINNING.

CONTAINING 26,507.87 square feet.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey J. Bouchard and Joseph R. Seminerio, by Deed from Jean-Laurent Gentile and Katharine E. Gentile, h/w, dated 10/02/2004, recorded 10/25/2004, in Book 4178, Page 801. The said Joseph R. Seminerio departed this life on or about 03/01/2011, and upon information and belief, his surviving heir at law and next-of-kin

is Rose Casey.

DEBRA A. BARRICK was appointed Administratrix of his estate with Letters of Administration granted to her on 04/21/2011 by the Register of Wills of Berks County, No. 06-11-0660.

THE SAID ROSE CASEY departed this life on or about 10/01/2012, and upon information and belief, her surviving heirs at law and next-of-kin are Mark Seminerio, Robyn Seminerio, Barbara Swartz, Staci Lauterborn, Stephanie Lauterborn, and Lewis Casey.

BY EXECUTED WAIVERS, Barbara Swartz and Robyn Seminerio waived their right to be named in the foreclosure action.

BEING KNOWN AS 399 Wyomissing Road, Mohnton, PA 19540-8472.

Residential property

TAX PARCEL NO: 39439405090799

TAX ACCOUNT: 39242645

SEE Deed Book 4178 Page 801

To be sold as the property of Jeffrey J. Bouchard, Debra A. Barrick, in her capacity as Administratrix of the estate of Joseph R. Seminerio, Mark Seminerio, in his capacity as heir of Rose Casey, deceased heir of the estate of Joseph R. Seminerio, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Joseph R. Seminerio, deceased, Staci Lauterborn, in her capacity as heir of Rose Casey, deceased heir of the estate of Joseph R. Seminerio, deceased, Stephanie Lauterborn, in her capacity as heir of Rose Casey, deceased heir of the estate of Joseph R. Seminerio, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Rose Casey, deceased, and Lewis Casey, in his capacity as heir of Rose Casey, deceased heir of the estate of Joseph R. Seminerio.

No. 15-04218

Judgment Amount: \$161,894.64

Attorney: Powers, Kirn & Associates, LLC

ALL THAT CERTAIN lot or piece of ground, together with a two-story brick and frame semi-detached dwelling erected thereon, situate on the South side of Cumberland Avenue in the Borough of Mt. Penn, County of Berks and Commonwealth of Pennsylvania, being the Northwesterly portion of Lot No. 50 and the Northern half of Lot No. 51, Purpart "K", as shown on plan of lots known as "Woodvale" recorded in Plan Book Volume 6, Page 21, Berks County Records, more fully bounded and described as follows, to wit:

BEGINNING at a point on the South lot line of Cumberland Avenue sixty feet (60') wide, said point being two hundred sixty-nine feet (269') West of the lot line intersection at Cumberland Avenue and Twenty-Fifth Street; thence leaving said lot line and extending in a Southerly direction along residue property of Theodore S. Mierzejewski and Nancy J. Mierzejewski, his wife, and passing through the party wall

12/29/2016

Vol. 109, Issue 13

of a two-story brick and frame semi-detached dwelling a distance of ninety-two feet and fifty hundredths of one foot (92.50') to a point; thence extending in a Westerly direction and still along residue property of Theodore S. Mierzejewski and Nancy J. Mierzejewski, his wife, on a line forming a right angle with the last described line, a distance of thirty feet (30') to a steel pipe; thence extending in a Northerly direction on the division line of Lot Nos. 51 and 52, and along property of the School District of the Borough of Mt. Penn on a line forming a right angle with the last described line, a distance of ninety-two feet and fifty hundredths of one foot (92.50') to a point on the South lot line of the aforementioned Cumberland Avenue; thence extending in an Easterly direction in the South lot line of said Cumberland Avenue, forming a right angle with the last described line, a distance of thirty feet (30') to the place of beginning, and forming a right angle with the first described line.

CONTAINING in area two thousand seven hundred seventy-five square feet (2,775.00 sq. ft.) of land.

BEING THE SAME PREMISES which John M. Gross and Susan L Gross, husband and wife by Deed dated January 29, 2010 and recorded February 1, 2010 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument No. 2010004239 granted and conveyed unto Troy Snyder and Jennifer Snyder, husband and wife.

BEING KNOWN AS 2432 Cumberland Avenue, Reading, PA 19606.

TAX PARCEL NO. 64-5316-08-88-8019

SEE Deed Instrument No. 2010004239

To be sold as the property of Jennifer Snyder, a/k/a Jennifer L. Snyder and Troy Snyder a/k/a Troy A Snyder

with the said Marshall Avenue, in a northwesterly direction, a distance of ninety-five and zero one-hundredths feet (95.00 feet) to a corner marked by an iron pin in the southeastern building line of Carsonia Avenue; thence along the same, in a northeasterly direction, making a right angle with the last described line, a distance of fifty and zero one-hundredths feet (50.00 feet) to a corner marked by an iron pin; thence leaving the said Carsonia Avenue, in a southeasterly direction making a right angle with the said Carsonia Avenue, passing through the party wall of the aforementioned semi-detached dwellings, residue property belonging to Donald D. Quinter and John Hafer, (No. 6 Marshall Avenue), a distance of ninety-five and zero one-hundredths feet (95.00 feet) to a corner marked by an iron pin in the aforementioned northwestern building line of Marshall Avenue; thence along the same, in a southwestly direction, making an interior angle with the last described line of ninety degrees (90 degrees) a distance of fifty and zero one-hundredths feet (50.00 feet) to the place of beginning.

CONTAINING 4,750 square feet.

TITLE TO SAID PREMISES IS VESTED IN Scott A. Eppler and Sueann L. Eppler, by Deed from Federal Home Loan Mortgage Corporation, dated 12/15/2003, recorded 01/27/2004, in Book 3977, Page 20.

BEING KNOWN AS 8 Marshall Avenue, Reading, PA 19606-1030.

Residential property

TAX PARCEL NO. 23-5327-10-35-9652

TAX ACCOUNT: 23094350

SEE Deed Book 3977 Page 20

To be sold as the property of Scott A. Eppler, Sueann L. Eppler.

No. 15-05289

Judgment Amount: \$63,277.48

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the semi-detached dwelling erected thereon, known as No. 8 Marshall Avenue, situate on the northwestern side of the said Marshall Avenue, between Logan Street and Antietam Road, in the village of Stony Creek Mills, Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, being further known as Lots Nos. 4 and 5 in the development of Stony Creek Development Co., recorded in Plan Book Volume 4, Page 53, Berks County Records, bounded and described more fully, as follows, to wit:

BEGINNING at a corner marked by an iron pin in the northwestern building line of the aforementioned Marshall Avenue (40 feet wide) a corner of property belonging to Charles Schlegel; thence along the same, making an interior angle of ninety degrees (90 degrees)

No. 15-13414

Judgment Amount: \$206,144.49

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN one and one-half story brick and asbestos siding dwelling house and the lot or piece of ground upon which the same is erected, situate in the Borough of Wyomissing (formerly the Borough of Wyomissing Hills), County of Berks and State of Pennsylvania, being known as No. 411 Telford Avenue, and said lot being further known as a portion of Lot No. 1 Block L, as shown on map or plan of Wyomissing Hills, surveyed by E. Kurtz Wells, C.E., said map or plan being duly acknowledged and recorded in the Office of the Recorder of Deeds in and for the County of Berks in Plan Book 2 Page 40, which said map or plan is hereby referred to and expressly made a part of this Deed, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the eastern line of Telford Avenue (50 feet wide), as said Telford Avenue is shown on the above mentioned plan

12/29/2016

Vol. 109, Issue 13

of Wyomissing Hills, and said point being in the southern property line of said Wyomissing Hills, Inc., property of which this is a part, as well as being in the northern line of West Lawn Borough, and said point also being in the northern line of a fifteen foot wide alley; thence northwardly along the eastern line of said Telford Avenue by a line making an interior angle of 91 degrees 19 minutes with the line of said fifteen foot wide alley, a distance of 61.91 feet to a point, thence eastwardly along property now or late of Wyomissing Hills, Inc., by a line making an interior angle of 77 degrees 1/2 minute with the last described line a distance of 111.02 feet to a point marked by an iron pin in the western line of a proposed twenty foot wide alley; thence southwardly along said alley by a line making an interior angle of 101 degrees 40-1/2 minutes with the last described line a distance of 39.44 feet to a point marked by an iron pin in the northern line of the fifteen foot wide alley aforementioned; thence westwardly along the northern line of said fifteen foot wide alley by a line making a right angle with the last described line a distance of 107.30 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Angelia G. Gregory and Jack L. Edmonds, w/h, by Deed from Sharon D. Wanner, dated 12/15/2006, recorded 01/05/2007, in Book 5048, Page 1599.

BEING KNOWN AS 411 Telford Avenue, Reading, PA 19609-1750.

Residential property

TAX PARCEL NO. 96-4386-08-98-9573

TAX ACCOUNT: 96970031

SEE Deed Book 5048 Page 1599

To be sold as the property of Angelia G. Gregory, Jack L. Edmonds.

No. 15-13763

Judgment: \$221,886.12

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN lot or piece of ground situate in South Heidelberg Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a final plan of Heidelberg Run West drawn by Vitillo Group, Inc., dated June 13, 1997 and last revised September 17, 1998, said plan recorded in Berks County in Plan Book 231, Page 37, as follows, to wit:

BEGINNING at a point of curve on the southwesterly side of South Arthur Drive (60 feet wide) said point being a corner of lands now or late of Eric A. Lutz and Rebecca A. Lutz; thence extending from said point of beginning along said lands now or late of Eric A. Lutz and Rebecca A. Lutz South 55 degrees 48 minutes 05 seconds West 128.47 feet to a point, a corner of Lot No. 357 on said plan; thence extending along same North 04 degrees 19 minutes 05 seconds West 34.77 feet to a point, a corner of Lot No. 356 on said plan; thence extending along same North 09 degrees 26 minutes 42 seconds West 124.37

feet to a point, a corner of Lot No. 354 on said plan; thence extending along same North 85 degrees 40 minutes 55 seconds East 113.48 feet to a point on the westerly side of South Arthur Drive; thence extending along same South 04 degrees 19 minutes 05 seconds East 17.98 feet to a point of curve on the westerly side of South Arthur Drive; thence extending southwardly and southeasterly along the westerly and southwesterly side of South Arthur Drive along the arc of a circle curving to the left having a radius of 330.00 feet the arc distance of 77.36 feet to the first mentioned point and place of BEGINNING.

CONTAINING 0.325 acres of land.

BEING Lot No 353 as shown on the abovementioned plan.

BEING PART OF THE SAME PREMISES WHICH JOHN A. LUTZ & SONS, INC, by Deed dated 2/28/1994 and recorded 4/12/1994 in Record Book Volume 2529, Page 9, Berks County Records, granted and conveyed unto Forino Developers Co., a PA Corp

AND THE SAID Forino Developers Co., changed its corporate name to Forino Co., and subsequently, by Articles of Merger filed with the Commonwealth of Pennsylvania effective November 1, 1999, merged into and was succeeded by Forino Co., L.P, a Pennsylvania Limited Partnership.

UNDER AND SUBJECT to the following covenants, conditions and restrictions which shall constitute covenants running with land:

1. All sanitary sewer easements shall remain free and clear of all impediments including, but not limited to, sheds, decks, fences, pools, trees, shrubs or other plantings. The individual lot owners shall provide routine maintenance. No regrading without the South Heidelberg Township Municipal Authority's written permission shall be performed

2. All storm sewer easements shall remain free and clear of all impediments including, but not limited to, sheds, decks, fences, pools, trees, shrubs, or other plantings. The individual lot owners shall provide routine maintenance. No regrading without the South Heidelberg Township's written permission shall be performed

BEING KNOWN AS: 303 South Arthur Drive, Sinking Spring, PA 19608

PROPERTY ID NO.: 51437501172780

TITLE TO SAID PREMISES IS VESTED IN Kyle T. Washington and Sharon D. Washington, husband and wife by Deed from Forino Co., L.P, a Pennsylvania Limited Partnership, successor by name change and merger to Forino Developers Co., by its Attorney-in-Fact, John G. Smith dated 08/01/2006 recorded 08/10/2006 in Deed Book 04942 Page 1112.

To be sold as the property of: Kyle T. Washington and Sharon D. Washington, husband and wife

12/29/2016

Vol. 109, Issue 13

No. 15-15028

No. 15-15510

Judgment Amount: \$59,467.53

Judgment: \$243,318.11

Attorney: Phelan Hallinan Diamond & Jones, LLP

Attorney: Law Office of Gregory Javardian, LLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of ground together with the improvements erected thereon, known as Lot One of a plan prepared for J&J Heffleger, recorded in Plan Book Volume 51, Page 11, Berks County Records, situate on the Southeast corner of the intersection of Shackamaxon Street with Canal Street, in the Borough of Leesport, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly topographical building line of Canal Street, said point being a corner in common with Lot #2 and the tract to be described herein; thence, in a Southwestwardly direction, along Lot #2, by a line having a bearing of South 46 degrees, 42 minutes, 38 seconds West, the distance of 142.60 feet to a point; thence, in a Northwestwardly direction, along lands of now or formerly Windsor Service, Inc., by a line having a bearing of North 42 degrees, 09 minutes, 48 seconds West, the distance of 88.01 feet to a point marked by an iron pin on the Southeasterly topographical building line of Shackamaxon Street; thence, in a Northeastwardly direction, along said building line, by a line having a bearing of North 60 degrees, 39 minutes, 38 seconds East, the distance of 137.31 feet to a point marked by an iron pin; thence, by a line curving to the right, said curve having a radius of 10.00 feet, a central angle of 76 degrees, 03 minutes, 00 seconds, an arc distance of 13.27 feet to a point marked by an iron pin; thence, in a Southeastwardly direction, along the aforementioned topographical building line of Canal Street, by a line having a bearing of South 43 degrees, 17 minutes, 22 seconds East, the distance of 45.18 feet to the place of BEGINNING.

CONTAINING an area of 9,995.06 square feet.

TITLE TO SAID PREMISES IS VESTED IN George Keller and Donna L. Keller, husband and wife, by Deed from J & J Heffleger Quality Apartments, a Limited Partnership, dated 03/24/2005, recorded 05/26/2005, in Book 04589, Page 1236.

BEING KNOWN AS 84 Canal Street, a/k/a 84 North Canal Street, a/k/a 84 North Canal Street, Leesport, PA 19533-0360.

Residential property
TAX PARCEL NO: 92449119516293
TAX ACCOUNT: 92000360
SEE Deed Book 04589 Page 1236

To be sold as the property of George Keller a/k/a George L. Keller, Jr., Donna L. Keller.

ALL THAT CERTAIN tract of land, together with the improvements thereon erected, situate on the North side of Township Road T-780 (known as Hecktown Road) in the Township of Maidenecreek, County of Berks, Commonwealth of Pennsylvania, as surveyed by G. L. Kohl & Associates of Hamburg, Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point, a corner marked by a PK nail in Township Road T-780, said point being the Southwest corner of the herein-described property and a corner of property and a corner of property belonging to Mark J. Chestnut; thence leaving the aforesaid road passing over an iron pin (set) a distance of 20 feet from the last described point and along property belonging to Mark J. Chestnut, North 30° West a distance of 188.10 feet to a point in line of property belonging to Daniel J. Carbaugh and Susan B. Carbaugh, his wife, a corner marked by an iron pin (set); thence along property belonging to Daniel J. Carbaugh and Susan B. Carbaugh, his wife, North 50° 43' 14" East a distance of 235.14 feet to a point in line of property belonging to Marvin M. Martin and Ruth W. Martin, his wife, a corner marked by an iron pin, (set); thence along property belonging to Marvin M. Martin and Ruth W. Martin, his wife, passing over an iron pin (set) a distance of 20 feet from the next described point, and re-entering the aforesaid road, South 33° 4' 1" East a distance of 180.10 feet to a point, a corner marked by a PK nail in the aforesaid road; thence along the aforesaid road, South 51° 2' 15" West a distance of 245.11 feet to the place of BEGINNING.

CONTAINING in area 1.0275 acres (Gross Area).

BEING THE SAME PREMISES which Foul Wind, Inc. by Deed dated February 14, 2002 and recorded February 25, 2002 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3487, Page 2093, granted and conveyed unto Ty E. Bergsman and Lori A. Bergsman.

BEING KNOWN AS 123 Hecktown Road, Shoemakersville, PA 19555.

TAX PARCEL NO. 61-5401-00-59-8690
ACCOUNT:
SEE Deed Book 3487 Page 2093

To be sold as the property of Ty E. Bergsman and Lori A. Bergsman

No. 15-16780

Judgment Amount: \$40,965.68

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the two-story brick dwelling house erected thereon, situate on the North side of Oley Street, between Mulberry and North Eleventh Streets, being No. 1035 Oley Street.

12/29/2016

Vol. 109, Issue 13

in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by a ten feet wide alley;
ON the East by property now or late of Franz F. Fisher and Mary E. Fisher, his wife;

ON the South by said Oley Street, and
ON the West by property now or late of Joseph Debosser.

CONTAINING IN FRONT or width on said Oley Street fourteen feet (14') and in depth, North and South to said ten feet (10') wide alley, one hundred feet (100').

TITLE TO SAID PREMISES vested in Joanne Prados and Christian Mojica, as joint tenants and not as tenants in common by Deed from Ilie Recalo and Matrona Recalo, his wife dated December 28, 2004 and recorded on February 25, 2005 in the Berks County Recorder of Deeds as Instrument No. 2005010134.

BEING KNOWN AS: 1035 Oley Street, Reading, PA 19604

TAX PARCEL NUMBER: 12-5317-53-04-9127

To be sold as the property of Christian Mojica and Joanne Prados

No. 15-16880

Judgment Amount: \$157,870.08

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story frame dwelling house and lot or piece of ground upon which the same is erected, situate on the North side of Washington Street (being the fourth house West of the corner of Washington Street and Laurel Street) in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the South by Washington Street, on the East by property now or late of Charles A. Wanner, on the North by a private alley and on the West by property now or late of Charles A. Wanner.

CONTAINING in front along Washington Street 33.6 feet and in depth North and South of equal width 148.00 feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 117 East Washington Street, Fleetwood, PA 19522

TAX PARCEL #44543112758020

ACCOUNT: 44080500

SEE Deed Book Instrument Number 2011020324

PAGE Instrument Number 2011020324

Sold as the property of: Nathaniel Sweeney as Administrator of the Estate of Michael A. Sweeney, deceased

No. 15-17484

Judgment Amount: \$92,170.22

Attorney: Shawn M. Long, Esquire

Being County Parcel No. 18530646153198

ALL THAT CERTAIN two-story brick dwelling house together with the lot or piece of ground upon which the same is erected, situate on the East side of Margaret Street, being known as House No. 817 Margaret Street, in the City of Reading, County of Berks, Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at the point on the eastern building line of Margaret Street, one hundred ninety-six and fifty-six one hundredths feet (196.56') South of the building line intersection at the southeast corner of Margaret Street and East Wyomissing Boulevard; thence continuing along the eastern building line of Margaret Street, in a southerly direction forming an arc curving to the left having a radius of six hundred sixty-two and forty-two one-hundredths feet (662.42') a distance of fifty-two and three one-hundredths feet (52.03') to a point in line of property now or late of Thun Investment Company; thence in an easterly direction along the same forming a tangent angle of eighty-one degrees twenty-three minutes and three seconds (81° 23' 03") with the last described arc, a distance of one hundred thirty-four and seventy-seven one hundredths feet (134.77') to a point now or late of the Reading Trust Company; thence along the same in a northerly direction, forming an interior angle of eighty-eight degrees forty-one minutes (88° 41') with the last described line, a distance of fifty-one and one one-hundredths feet (51.01') to a point in line of property now or late of Thun Investment Company; thence in a westerly direction along the same forming an interior angle of ninety-one degrees nineteen minutes (91° 19") with the last described line a distance of one hundred twenty-two and seventy-nine one-hundredths feet (122.79') to the place of Beginning.

BEING THE SAME PREMISES WHICH Mary A. McGuire by Deed dated May 15, 2007 and recorded May 23, 2007 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Record Book 5141, Page 1674, granted and conveyed unto David Calvaresi and Laverne Calvaresi.

To be sold as the premises of the Estate of Laverne M. Calvaresi, by David Calvaresi, Executor of the Estate of Laverne M. Calvaresi and David Calvaresi, individually.

No. 15-17673

Judgment Amount: \$163,505.39

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate on the Northern side of Hall Road between the Old Centre Turnpike Road and Perry Road, being Lot No. K-11 in the subdivision known as

12/29/2016

Vol. 109, Issue 13

plan of building lots as laid out by Arenel Farms Development on former Kohler and Heckman Plots, in the Township of Perry, County of Berks and State of Pennsylvania, and said lot being more particularly bounded and described as follows; to wit:

BEGINNING AT A POINT in the Northern line of Hall Road (33.00 feet wide) said point being the Southwestern corner of Lot No. K-10 and said point being 390.77 feet West of the center line of the Old Centre Turnpike Road measured along the northern line of Hall Road; thence Westwardly along the Northern line of the said Hall Road a distance of 80 feet to a point a corner of Lot No. K-12; thence Northwardly along same by a line making a right angle with the line of Hall Road a distance of 250.00 feet to a point in line of property now or late of Paul C. Rhoades and Paxton C. Rhoades, thence Eastwardly along the same by a line making a right angle with the last described line a distance of 80.00 feet to a point a corner of Lot No. K-10 aforementioned; thence Southwardly along same by a line making a right angle with the last described line a distance 250.00 feet to the place of beginning. The last described line makes a right angle with the line of Hall Road.

THE AREA OF THE HEREIN DESCRIBED PREMISES is 20,000 square feet.

TITLE TO SAID PREMISES IS VESTED IN Bruce E. McKeegan and Tina M. McKeegan, h/w, by Deed from Giancarlo Angelini, dated 06/15/2005, recorded 08/02/2005 in Book 4636, Page 515.

BEING KNOWN AS 41 Hall Road, Shoemakersville, PA 19555-1103.

Residential property
 TAX PARCEL NO. 70-4493-03-44-7000
 TAX ACCOUNT: 70036500
 SEE Deed Book 4636 Page 515

To be sold as the property of Bruce E. McKeegan, Tina M. McKeegan.

No. 15-5149

Judgment: \$55,353.71

Attorney: Martha E. Von Rosenstiel, Esquire
 LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick dwelling house situate on the East side of Jefferson Street, between Madison Street and Birch Street, being No. 407 Jefferson Street, (also known as Lot Number 92 on map or plan laid out by William Umbenhower), in the Village of Hyde Park, Township of Muhlenberg, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Mary G. Levan; on the East by Acorn Street; on the South by property now or late of Delila Seyler; and on the West by said Jefferson Street.

CONTAINING in front on said Jefferson Street, in width or breadth, twenty feet (20 feet), more or less, and in depth to said Acorn Street,

two hundred twenty feet (220 feet), more or less.

BEING THE SAME PREMISES which Doreen M. Ripple, Administratrix of the Estate of Evan F. Spatz, deceased, by Deed dated 3/10/1994 and recorded 3/15/1994 in Deed Book Volume 2519, Page 1836, Berks County Records, granted and conveyed unto Donald L. Shenk and Linda I. Shenk, his wife.

PARCEL IDENTIFICATION NO: 66-5308-16-94-3988,

TAX ID #66302200

TITLE TO SAID PREMISES IS VESTED IN Charles E. Hoke, IV, by Deed from Linda I. Shenk, dated 12/30/1999, recorded 01/05/2000 in Book 3160, Page 1953.

To be sold as the property of Charles E. Hoke, IV

No. 16-01188

Judgment: \$181,021.67

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or piece of ground situate on the Westerly side of Mine Road, T-612, (33 feet wide existing right of way, 56 feet wide ultimate right of way) in the Township of Pike, County of Berks and Commonwealth of Pennsylvania as shown on plan of lots known as Shay prepared by Rockland Surveyors, Inc, dated January 12, 1987, and recorded in the Office of the Recorder of Deeds of Berks County in Plan Book Volume 148, Page 72, more fully bounded and described as follows:

BEGINNING at a corner in the bed of Mine Road at a corner of Lot 5; thence along said Lot 5 North 49 degrees 09 minutes 40 seconds West a distance of 330.27 feet to a corner of other lands of LeRoy A. Shade; thence along the same (1) North 40 degrees 50 minutes 20 seconds East a distance of 59.92 feet and (2) North 76 degrees 33 minutes 40 seconds East a distance of 263.95 feet to a corner in the bed of Mine Road; thence in and along the same (1) South 13 degrees 26 minutes 20 seconds East a distance of 130.00 feet (2) by a curve to the right having an arc length of 223.93 feet to the point and place of beginning. BEING Lot No. 6.

HAVING THEREON ERECTED a dwelling house known as: 224 Mine Road, Oley, PA 19547 PARCEL I.D. 71536902677351

UNDER AND SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS: No dwelling unit placed or constructed on the lot or parcel of ground conveyed herein shall have a living area of not less than 1200 sq. ft. and such living area shall not include any basement, garage, porch, (open or closed) or deck. Any and all dwelling units placed or constructed on the lot or parcel of ground herein conveyed shall have no exterior dimension less than 20 feet and shall be placed on a permanent foundation.

BEING THE SAME premises which Estate of Earl B. Spade, Jr. a/k/a Earl B. Spade, deceased, by William R. Bratsper, Executor, and by Deed dated 08/16/2013 and recorded 08/21/2013 in

12/29/2016

Vol. 109, Issue 13

Berks County Instrument No. 2013036093, granted and conveyed unto Justin Goodwin and Alyssa Goodwin, husband and wife.

To be sold as the property of Alyssa Goodwin and Justin Goodwin

No. 16-02235

Judgment Amount: \$59,506.35

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house No. 1449 and lot or piece of ground on which the same is erected, situate on the East side of North Tenth Street, between Pike and Amity Streets in the City of Reading County of Berks and State of Pennsylvania.

BOUNDED AND DESCRIBED as follows, to wit:

ON the North by property now or late of Alvin P. Epler;

ON the East by Hickory Alley;

ON the South by property now or late of Krestzenita Ruoff; and

ON the West by said North Tenth Street.

CONTAINING in front on said North Tenth Street, fifteen (15) feet and in depth one hundred (100) feet to said Hickory Alley.

TITLE TO SAID PREMISES IS VESTED IN J. Pierre Espiet, by Deed from Diann C. Wanner, dated 11/17/2006, recorded 11/27/2006, in Book 5020, Page 543.

BEING KNOWN AS 1449 North 10th Street, Reading, PA 19601.

Residential property

TAX PARCEL NO. 17-5317-29-08-6245

TAX ACCOUNT: 17151425

SEE Deed Book 5020 Page 543

To be sold as the property of J. Pierre Espiet.

No. 16-02335

Judgment: \$101,583.57

Attorney: Law Office of Gregory Javardian, LLC

Premises A

ALL THAT CERTAIN tract or piece of land situated in Alsace Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe near a pine tree, said pipe also marking the Northwest corner of Lot No. 47 in the recorded lot plan of "Alsace Manor Addition" laid out for Harry Erny by Registered Surveyor William P. Bern, it being also the Southwest corner of the property recently conveyed to Thomas J. Flannery and about to be conveyed to the above grantees; thence Westward along the Northern boundary line of said "Alsace Manor Addition", 134.25 feet to an iron pipe corner 44.37 feet distant Eastward from the Eastern side of Juniper Road in the above mentioned development; thence Northward at right angles along property of said grantor of

which the within described premises are a part 75 feet to an iron pipe corner; thence along the same Eastward at right angles 120 feet to an iron pipe, thence Southward along the aforesaid Flannery lot making an interior angle of 100° 45' with last mentioned line 76.31 feet to the place of BEGINNING.

CONTAINING 9,534 square feet of land.

Premises B

ALL THOSE CERTAIN lots or parcels of land situate in Alsace Township, County of Berks, State of Pennsylvania, being more particularly described as follows, to wit:

PURPART NO. 1

BEGINNING at a point an iron pin on the Westerly side of Antietam Road (60 feet wide) being 88.69 feet Northerly from where the Northerly side of Rod Road strikes Antietam Road as shown on the recorded plan of "Alsace Manor Addition", Berks County Records; thence leaving said Antietam Road and in line of property of Charles Bickel North 82° West, 120 feet to the lands of William H. Van Wienen and Diana Van Wienen, his wife; thence along the same the following two courses (1) North 8° East, 45 feet, (2) South 82° East, 120 feet to the Westerly side of the aforementioned Antietam Road; thence along the same in a Southerly direction 45 feet to the point of BEGINNING.

CONTAINING 5,400 square feet.

PURPART NO. 2

BEGINNING at a point an iron pin on the Westerly side of Antietam Road (60 feet wide) 113.69 feet Northerly from where the Northerly side of Rod Road strikes Antietam Road as shown on the recorded plan of "Alsace Manor Addition", Berks County Records; thence leaving said Antietam Road in line of property of the above mentioned grantors North 82° West, 120 feet to the lands of William H. Van Wienen and Diana Van Wienen, his wife; thence along the same the following two courses (1) North 8° East, 30 feet, and (2) South 82° East, 120 feet to the Westerly side of the aforementioned Antietam Road; thence along the same in a Southerly direction 30 feet to the point or place of BEGINNING.

CONTAINING 3,600 square feet.

PREMISES A AND PREMISES B are contiguous.

BEING THE SAME PREMISES which Stacey M. Ames by Deed dated December 9, 2004 and recorded December 8, 2005 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4729, Page 199, granted and conveyed unto Stacey M. Ames and Scott J. Bolonski.

BEING KNOWN AS 106 Antietam Road, Temple, PA 19560.

TAX PARCEL NO. 22-5329-04-61-1480

ACCOUNT:

SEE Deed Book 4729 Page 199

To be sold as the property of Stacey M. Ames and Scott J. Bolonski

12/29/2016

Vol. 109, Issue 13

No. 16-03091

Judgment Amount: \$398,393.93

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN lot or piece of land situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a final plan of Highmeadow Estates, Phase I, drawn by Brinjac Engineering, Inc., dated January 6, 2003, said plan recorded in Berks County in Plan 268, Page 87, as follows, to wit:

BEGINNING AT A POINT on the westerly side of Green Meadow Drive, a corner of Lot No. 27; thence along said drive, on an inverse curve to the right having a radius of 325.00 feet and an arc of 100.35 feet to a point, a corner of Lot No. 29; thence along same South 83 degrees 51 minutes 02 seconds West, 248.77 feet to a point, a corner of Lot No. 14; thence along same and Lot No. 15, South 09 degrees 39 minutes 20 seconds West, 204.20 feet to a point, a corner of Lot No. 27; thence along same, North 66 degrees 49 minutes 38 seconds East 333.21 feet to the place of beginning.

BEING Lot No. 28 as shown on said plan.

TITLE TO SAID PREMISES vested in Nicole L. Johnson by Deed from Daniel W. Wolfe and Kimberly L. Wolfe, husband and wife dated August 2, 2011 and recorded on November 9, 2011 in the Berks County Recorder of Deeds as Instrument No. 2011042037.

BEING KNOWN AS: 211 Green Meadow Drive, Douglassville, PA 19518

TAX PARCEL NUMBER: 24-5365-19-70-0743

To be sold as the property of Nicole L. Johnson

No. 16-03752

Judgment; \$94,891.17

Attorney: McCabe, Weisberg & Conway, P.C. PURPART 1

ALL THOSE CERTAIN two (2) lots or pieces of ground numbered 866 and 867, on plan of "Montrose", as laid out in April, 1925 by William H. Dechant & Sons, and a plan thereof filed in the Recorder's Office of Berks County in Plan Book No. 2, Page 55, in the Township of Cumru, County of Berks, Commonwealth of Pennsylvania, bounded and described as follows:

NORTHEASTWARDLY by Ardmore Avenue, southeastwardly by Lot No. 868, southwestwardly by a fifteen feet (15') wide alley, and northwestwardly by Lot No. 865.

CONTAINING in front or width on the southwestwardly side of Ardmore Avenue, forty feet (40'), and in depth of equal width one hundred thirty feet (130') to said fifteen feet (15') wide alley.

PURPART 2

ALL THOSE TWO CERTAIN lots or pieces of ground, together with the 2-1/2 story brick dwelling house thereon erected, situate on the South side of Ardmore Avenue, West of Parkside Avenue, in the Village of Montrose, in Cumru Township, Berks County, Pennsylvania, and

being further known as Lot Nos. 864 and 865 in Plan of Montrose, as laid out by Edward Morris, said plan being recorded in the Office of Recorder of Deeds in and for Berks County at Reading, in Plan Book No. 2, Page 55, and being further bounded and described as follows;

BEGINNING at a point in the southern line of Ardmore Avenue one hundred twenty-five feet (125') West from the intersection of the southern building line of Ardmore Avenue and the western building line of Parkside Avenue, thence eastwardly along Ardmore Avenue forty feet (40') to a point in line of Lot No. 866 on said plan, thence southwardly at right angles with said Ardmore Avenue one hundred thirty feet (130') to a fifteen feet (15') wide alley, thence westwardly along said alley forty feet (40') to a point in line of Lot No. 863 on said plan, thence northwardly along said Lot No. 863 at right angles with said fifteen feet (15') wide alley one hundred thirty feet (130') to the place of beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 104 Ardmore Avenue, Reading, Pennsylvania 19607

TAX PARCEL: 39439505087222

SEE Deed Book: Instrument Number 2011017135

To be sold as the property of Michael Frantz a/k/a Michael D. Frantz

No. 16-04428

Judgment Amount: \$126,649.18

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

THE LAND REFERRED TO is situated in the County of Berks, State of Pennsylvania, is described as follows:

PREMISES A

ALL THAT CERTAIN triangular tract of ground in Tilden Township, Berks County, Pennsylvania situate 288 feet, plus or minus, West of Rocktown Road (T-744) and on the northern side of a gravel drive, being Parcel No. 3 of the plans of lots of Solomon C. Berger and Anna S. Berger, his wife, prepared by Robert B. Ludgate and Associates, Plan No. C-4113, dated November 11, 1980 and being more fully described as follows, to wit:

BEGINNING at an iron pin on the northern side of a gravel drive, said iron pin being 288 feet, plus or minus, West of Rocktown Road and being the southwest corner of Dennis D. Berger and in line of residue lands of Solomon C. Berger and Anna S. Berger, his wife; thence along residue lands of Solomon C. Berger and along the northern side of said gravel drive South 84 degrees 06 minutes 21 seconds West 34.63 feet to an iron pin; thence continuing along residue lands of Solomon C. Berger North 16 degrees 29 minutes 15 seconds West 161.18 feet to an iron pin in line of lands of Lester W. Berger and Janet D. Berger, his wife, and a corner of lands of Dennis D. Berger; thence along Dennis D. Berger

12/29/2016

Vol. 109, Issue 13

South 33 degrees 54 minutes 00 seconds East 179.45 feet to an iron pin, the place of beginning. CONTAINING 4,327 square feet.

THIS PARCEL is being annexed to the adjoining lands of Dennis D. Berger, Deed Book Volume 1724 Page 101, Berks County Records, the purpose being to straighten a lot line, and is not a separate building lot.

BEING THE SAME PREMISES WHICH Solomon C. Berger and Anna S. Berger, his wife, by Deed dated 12/18/1980 and recorded in Deed Book 1792, Page 890, Berks County Records, granted and conveyed unto Dennis D. Berger.

PREMISES B

ALL THAT CERTAIN tract of ground, situate on the southwest side of Rocktown Road (T-744) approximately 0.2 miles North from Highway LR 06030 in the Township of Tilden, County of Berks and Commonwealth of Pennsylvania, as shown on a survey plat prepared by Robert B. Ludgate and Associates, Drawing No. B-4219, dated June 17, 1977, and being bounded and described as follows, to wit:

BEGINNING at a point in the pavement of Rocktown Road (40 feet wide) a corner of lands of Lester W. Berger and Janet A. Berger, his wife; thence in said road, South 35 degrees 15 minutes 00 seconds East, 150.04 feet to a point, a corner of residue property of Solomon C. Berger and Anna S. Berger, his wife; thence along lands of the same the following three courses and distances: (1) South 65 degrees 56 minutes 24 seconds West (passing through an iron pin); (2) South 84 degrees 06 minutes 21 seconds West, 35.87 feet to an iron pin; (3) North 33 degrees 54 minutes 00 seconds West, 179.45 feet to an iron pin in line of lands of Lester W. Berger and Janet A. Berger, his wife; thence along lands of the same, and in a bush row North 74 degrees 00 minutes 00 seconds East, (passing through an iron pin, 21.02 feet from the next described point) 291.02 feet to a point, the place of BEGINNING.

CONTAINING 1.08 acres including .08 acres within the right of way area of Rocktown Road.

TITLE TO SAID PREMISES IS VESTED IN Harold L. Hoffman, Jr. and Rosanne M. Hoffman, his wife, by Deed from Dennis D. Berger, dated 05/31/2002, recorded 06/11/2002, in Book 3548, Page 2210.

BEING KNOWN AS 35 Rocktown Road, Hamburg, PA 19526-8732.

Residential property

TAX PARCEL NO: 84447504937043

TAX ACCOUNT: 84003700

SEE Deed Book 3548 Page 2210

To be sold as the property of Harold L. Hoffman, Jr. a/k/a Harold Hoffman, Rosanne M. Hoffman a/k/a Rosanne Hoffman.

No. 16-04759

Judgment Amount: \$156,695.86

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, being known as No. 3929 St. Lawrence Avenue, situate in the Borough of St. Lawrence, County of Berks and Commonwealth of Pennsylvania, and being known as Lot No. 14 in a certain plan of lots laid out by William H. Dechant & Sons for J. Edwin Levan and others in July 1925, and revised March 1927, said plan being recorded in the Recorder's Office in and for Berks County in Plan Book Volume 9, Page 9, and being bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of a concrete road called St. Lawrence Avenue, formerly Oley Avenue and Lot No. 13; THENCE in a Northwardly direction along the Eastern side of Lot No. 13 a distance of 136 feet 4-5/8 inches to a point, a corner on the Southern side of an 18 feet wide alley; THENCE in an Eastwardly direction along said 18 feet wide alley a distance of 40 feet 1-1/2 inches to a corner on the Western side of a 50 feet wide street called Trout Street; THENCE in a Southwardly direction along said Trout Street a distance of 131 feet 6-3/8 inches to a point a corner on the Northern side of said concrete road called St. Lawrence Avenue, formerly Oley Avenue; THENCE in a Westwardly direction along St. Lawrence Avenue, formerly Oley Avenue, a distance of 40 feet 3/8 of an inch to the place of Beginning.

BEING KNOWN AS 3929 Saint Lawrence Avenue, Reading, PA 19606-2813.

Residential property

TITLE TO SAID PREMISES vested to Robert H. Miller and Christine N. Miller, husband and wife, by Deed from Robert H. Miller, by Deed date 10/28/2002, recorded 11/26/2002 in Book 3648, Page 2342.

TAX PARCEL NO: 81532612767646

TAX ACCOUNT: 81032100

SEE Deed Book 3648 Page 2342

To be sold as the property of Robert H. Miller, Christine N. Miller.

No. 16-04987

Judgment Amount: \$30,355.71

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the two-story brick, manard roof dwelling house thereon erected, being No. 1216 Schuylkill Avenue, and being situate on the West side of said Schuylkill Avenue, in Glenside, Nineteenth Ward (formerly in Fifteenth Ward), City of Reading, Berks County, Pennsylvania, and being more particularly bounded and described as follows, to wit:

12/29/2016

Vol. 109, Issue 13

ON the North by property now or late of Willever & Frace, being No. 1218 Schuylkill Avenue, on the East by said Schuylkill Avenue, on the South by other property now or late of Willever & Frace, being No. 1214 Schuylkill Avenue, and on the West by a fifteen (15 feet) feet wide alley.

SEE Deed Book 5171, Page 2049
Sold as the property of: Jomar Velasquez

CONTAINING a frontage on Schuylkill Avenue of fifteen (15 feet) feet, and a depth of equal width of one hundred and fifteen (115 feet) feet.

No. 16-12201
Judgment Amount: \$188,620.63
Attorney: Powers, Kirn & Associates, LLC
ALL THAT CERTAIN dwelling being Building Unit 11 and also known as 111 Oak Hill Lane, located on the South side of Oak Hill Lane, as shown on the Final Land Development Plan of "Village of Spring Ridge II", also known as "Oak Hill at Spring Ridge," also known as "Oak Hill at Spring Ridge," Plan Book Volume, Page _____, Berks County Records, situate in the Township of Spring, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

SUBJECT, nevertheless, to the joint use of a joint alley, with the owners or occupants of the property adjoining on the North side, said alley extending between the said properties from Schuylkill Avenue westward the length of the main buildings.

TITLE TO SAID PREMISES IS VESTED IN Anthony P. Anglin and Amanda I. Anglin, h/w, by Deed from Derek L. Brandford and Mary L. Brandford, his wife, dated 08/30/2001, recorded 08/31/2001, in Book 3390, Page 579.

BEGINNING at a point on the southwestern most corner of Building Unit 11, also being the northwestmost corner of Building Unit 12 said point being located North forty-two degrees zero minutes twenty-six seconds West (N. 42° 00' 26" W.), a distance of two hundred forty feet and twenty-one hundredths of one foot (240.21") from a point of the intersection of the division line between Lot No. 3 of the "Commerce Center at Spring Ridge" and the "Village of Spring Ridge II" and the western right-of-way line of Meridian Boulevard (85' wide) to the place of BEGINNING.

BEING KNOWN AS 1216 Schuylkill Avenue, Reading, PA 19601-1610.

Residential property
TAX PARCEL NO: 19530738263758
TAX ACCOUNT: 19633450
SEE Deed Book 3390 Page 579
To be sold as the property of Anthony P. Anglin, Amanda I. Anglin.

THENCE EXTENDING around the perimeter of Building Unit 11 the nine (9) courses and distances to wit:

No. 16-05710
Judgment Amount: \$96,781.75
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two-story brick dwelling house thereon erected, being known as House No 1911 Fairview Street, situate on the Northern side of Fairview Street, East of South Nineteenth Street, in the City of Reading, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

(1) IN a northwesterly direction on a line bearing North two degrees forty-eight minutes West (N. 2° 48' W.), a distance of ten feet and eighty-three hundredths of one foot (10.83'),

(2) IN a northeasterly direction on a line bearing North eighty-seven degrees twelve minutes East (N. 87° 12' E.), a distance of nineteen feet and sixty-seven hundredths of one foot (19.67'),

BEGINNING at a point in the Northern side of Fairview Street 104.25' East of the Eastern side of South Nineteenth Street;

(3) IN a northeasterly direction on a line bearing North forty-three degrees twenty-five minutes East (N. 43° 25' E.), a distance of five feet and fifty-four hundredths of one foot (5.54'),

THENCE, in a Northerly direction, at right angles to the Northern side of Fairview Street, a distance of 120.00' to a point in the Southern side of 20' wide alley,

(4) IN a northwesterly direction, on line bearing North two degrees forty-eight minutes West (N. 2° 48' W.), a distance of seven feet and thirty-three hundredths of one foot (7.33') to corner of Building Unit 10;

THENCE, in an Easterly direction along the same, at right angles to last described line, a distance of 25.80' to a point;

(5) IN a northeasterly direction partially along Building Unit 10 on a line bearing North eighty-seven degrees twelve minutes East (N. 87° 12' E.), a distance of forty feet (10.00');

THENCE, in a Southerly direction at right angles to last described line, a distance of 120.00' to a point in the Northern side of Fairview Street;

(6) IN a southeasterly direction on a line bearing South two degrees forty-eight minutes East (E 2° 48' E.), a distance of seven feet and eighty-three hundredths of one foot (7.83');

THENCE, in a Westerly direction along the same, at right angles to last described line, a distance of 25.80' to the place of beginning.

(7) IN a northeasterly direction on a line bearing North eighty-seven degrees twelve minutes East (N. 87° 12' E.), a distance of seven feet and fifty hundredths of one foot (7.50');

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1911 Fairview Avenue, Reading, PA 19606

TAX PARCEL #16531641576231
ACCOUNT: 16372875

(8) IN a southeasterly direction on a line

12/29/2016

bearing South two degrees forty-eight minutes East (S. 2° 48' E.), a distance of seventy feet and seventeen hundredths of one foot (71.17'):

BEING THE SAME PREMISES which The Villages of Spring Ridge II, Inc. by Deed dated 05/11/2011 and recorded 05/24/2011 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3339, Page 696, granted and conveyed unto Betty J. Hennershut. And said Betty J. Hennershut departed this life on 07/07/2015, vesting the title solely in Patricia M. Heckman, as Executrix of the Estate of Betty J. Hennershut, deceased by rights of survivorship.

BEING KNOWN AS 111 Oak Hill Lane, Reading, PA 19610.

TAX PARCEL NO. 804-397-0905-7029

SEE Deed Book 3339 Page 696

To be sold as the property of Patricia M. Heckman, as Executrix of the Estate of Betty J. Hennershut, deceased

No. 16-12309

Judgment Amount: \$53,533.79

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick dwelling house No. 907 and the lot or ground on which the same is erected, situate on the East side of North Eleventh Street, between Windsor and Spring Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Wilson M. Fox;

ON the East by a ten (10) feet wide alley;

ON the South by property now or late of Jacob Jacoby; and

ON the West by said North Eleventh Street.

CONTAINING in front North and South, along said North Eleventh Street, fourteen (14) feet and six (06) inches and in depth East and West one hundred and ten (110) feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 907 North 11th Street a/k/a 907 North Eleventh Street, Reading, PA 19604

TAX PARCEL #13531745151295

ACCOUNT: 13171250

SEE Deed Book Instrument Number 2015000591

PAGE Instrument Number 2015000591

Sold as the property of: Anndelisse Y. Rivera Vazquez

No. 16-12312

Judgment Amount: \$44,802.62

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with a two-story brick back building attached, and the lot or piece of ground upon which the same is erected, situate on the South side of Spruce Street, between Perkiomen

Vol. 109, Issue 13

Avenue and Clymer Street, being No. 1444 Spruce Street in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by said Spruce Street,

ON the East by property now or late of Davis F. Lotz,

ON the South by a ten feet (10') wide alley, and

ON the West by property now or late of David P. Lotz.

CONTAINING in front or width on said Spruce Street fifteen feet (15') and in depth of equal width one hundred twenty feet (120').

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1444 Spruce Street, Reading, PA 19602

TAX PARCEL #16531606289890

ACCOUNT: 16650975

SEE Deed Book Instrument Number 2010015546

PAGE Instrument Number 2010015546

Sold as the property of: Anna Lopez solely in her capacity as heir of Ruperto Rios deceased, Edgar Rios solely in his capacity as heir of Ruperto Rios deceased, Ricardo Rios, solely in his capacity as heir of Ruperto Rios deceased and Alex Rios solely in his capacity as heir of Ruperto Rios, deceased

No. 16-12532

Judgment Amount: \$143,953.52

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground and house situate in the Borough of Topton, County of Berks and State of Pennsylvania, having a frontage of 28.10 feet along Haas Street and a depth of one hundred and forty-two (142) feet on an alley, adjoining lot now or late of William N. Miller and Mary C. Miller and also a lot now or late, Gertrude and Ben Cain.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Topton, County of Berks and State of Pennsylvania, same being situate along Smith and Haas Streets in said Topton Borough, having a frontage of fifty-five feet along said Haas Street and a depth of one hundred and forty-two feet along Smith Street to an alley.

TITLE TO SAID PREMISES IS VESTED IN Shawn A. Murphy and Audrey K. Murphy, by Deed from Fannie Mae, a/k/a Federal National Mortgage Association by its Attorney in Fact Phelan Hallinan & Schmieg, LLP, by Power of Attorney recorded 01/30/09 Inst#2009003701, dated 04/26/2011, recorded 05/06/2011, Instrument No. 2011017342.

BEING KNOWN AS 209 South Haas Street, Topton, PA 19562-1106.

Residential property

TAX PARCEL NO: 85547317029238

TAX ACCOUNT: 850191000

12/29/2016

Vol. 109, Issue 13

SEE Instrument Number 2011017342

To be sold as the property of Shawn A. Murphy a/k/a Shawn Murphy, Audrey K. Murphy a/k/a Audrey K. Mack.

No. 16-12678

Judgment Amount: \$116,120.34

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected, situate in the Township of Longswamp, in the County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone corner in a public road leading from Henningaville to Huffs Church; thence along land of the Heckman Estate, West 125 feet to a corner; thence along other land of said now or late William P. Fox, North 100 feet and East 125 feet to said public road; thence along same, 100 feet to the place of BEGINNING.

CONTAINING 46 perches, be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Ryan R. Andrejack and Karen L. Andrejack, h/w, by Deed from Ethel J. Funk, widow, dated 12/30/2011, recorded 01/04/2012 in Instrument Number 2012000295.

BEING KNOWN AS 1724 Woodside Avenue, Abertus, PA 18011-2406.

Residential property

TAX PARCEL NO. 59-5471-00-89-0977

TAX ACCOUNT: 59027125

SEE Deed Instrument #2012000295

To be sold as the property of Ryan R. Andrejack, Karey L. Andrejack a/k/a Karey L. Dirsra.

No. 16-12682

Judgment: \$32,491.13

Attorney: Martha E. Von Rosenstiel, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick dwelling house and lot of ground on which the same is erected, situate on the East side of North Eleventh Street, No. 909, between Windsor and Spring Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point fifty-nine feet and six inches (59 feet 06 inches) North from the northeast corner of Eleventh and Windsor Streets; thence northward along said Eleventh Street, fourteen feet and six inches (14 feet 06 inches) to property now or late of Cecelia C. Smith; thence eastward along same one hundred and ten feet (110 feet) to a ten foot alley; thence southward along same fourteen feet and six inches (14 feet 06 inches) to property now or late of Frank Batdorf and Bertha Batdorf, his wife; thence westward along same one hundred and ten feet (110 feet) to the place of beginning.

CONTAINING in front North and South fourteen feet (14 feet) and six inches (06 inches) and in depth East and West one hundred and ten feet (110 feet).

TAX ACCOUNT NUMBER: 13-171300

PIN NUMBER: 5317-45-15-1296

TITLE TO SAID PREMISES IS VESTED IN Stephen C. Pimley and Thomas M. Pimley, by Deed from Federal Home Loan Mortgage Corporation, by its Attorney in Fact, Christopher J. Fox, of Law Offices of Mark J. Udren, (Power of Attorney recorded August 16, 2000 in Deed Book 3232, Page 646), dated 04/28/2003, recorded 07/01/2003 in Book 3798, Page 240.

To be sold as the property of Thomas M. Pimley and Stephen C. Pimley

No. 16-13190

Judgment Amount: \$132,089.47

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land together with the townhouse erected thereon, situate in the Township of Maiden creek, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows; to wit:

BEGINNING at a point on the Northwesterly side of Hoch Road (53 feet wide) on the corner of Lot No. 305 and Lot No. 304 (herein described), thence extending from said beginning point North 40 degrees 43 minutes 00 seconds West along Lot No. 305 on said plan 100.50 feet to a point;

THENCE extending North 49 degrees 17 minutes 00 seconds East along Lot No. 220 on said plan 20.00 feet to a point;

THENCE extending South 40 degrees 43 minutes 00 seconds East along Lot No. 303 on said plan 100.50 feet to a point being a parking area in front of said lot, being on the Northwesterly side of Hoch Road;

THENCE extending along same South 49 degrees 17 minutes 00 seconds West 20.00 feet to a point on the corner of Lot No. 305 and Lot No. 304 (herein described) being the first mentioned point and place of BEGINNING.

BEING Lot No. 304 on said plan, being 2,010.00 square feet. Also known as 476 Hoch Road.

TITLE TO SAID PREMISES IS VESTED IN Carlos Ludewig, by Deed from Christopher F. Haun, dated 05/15/2009, recorded 05/19/2009 in Instrument Number 2009022643.

BEING KNOWN AS 476 Hoch Road, Blandon, PA 19510-9641.

Residential property

TAX PARCEL NO. 61-5421-18-40-6893

TAX ACCOUNT: 61000221

SEE Deed Instrument #2009022643

To be sold as the property of Carlos Ludewig.

12/29/2016

Vol. 109, Issue 13

No. 16-13415

Judgment: \$314,551.10

Attorney: Sarah K. McCaffery, Esquire

ALL THAT CERTAIN two and one-half story brick dwelling house and lot of ground upon which same is erected, situate on the West side of Park Road between Franklin Street and Wayne Avenue, said house being Numbered 136 Park Road, in the Borough of Wyomissing, County of Berks, and State of Pennsylvania, and more particularly described as follows:

BEGINNING at a point on the said Western building line of Park Road, said point being seventy feet and one quarter inches (70' 0-1/4") North of the Northwest building corner of Park Road and Wayne Avenue, THENCE extending in a Westernly direction on a line making an interior angle of ninety degrees (90 deg.) with Park Road, a distance of one hundred and forty-four feet (144') to a point on the Eastern line of Spruce Lane, THENCE extending in a Southernly direction along said Eastern line of Spruce Lane, and making an interior angle of ninety degrees (90 deg.) with last described line, a distance of twelve feet, seven and one-half inches (12' 7-1/2") to a point, said point being the Northeast corner of Wayne Avenue and Spruce Lane, THENCE extending in an Easternly direction along the Northern building line of Wayne Avenue and making an interior angle of one hundred ten degrees, forty-four minutes (110 deg. 44 min.) with Spruce Lane, a distance of one hundred fifty-five feet and one-quarter inches (155' 0-1/4") to a point, said point being the Northwest building corner of Wayne Avenue and Park Road, THENCE extending in a Northernly direction along the said Western building line of Park Road and making an interior angle of sixty-eight degrees sixteen minutes (68 deg. 16 min.) with Wayne Avenue, a distance of seventy feet and one quarter inches (70' 0-1/4") to a point, the place of beginning.

PARCEL NO. 5306-05-09-2323

BEING the same premises which Mary L. McGowan n/k/a Mary L. Spatz, by Deed dated 5/25/2007 and recorded 5/31/2007, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 5146, Page 974, Instrument #2007032702, granted and conveyed unto Kandy Kay Reyes.

TAX PARCEL NO. 96530605092323

BEING KNOWN AS 136 South Park Road assessed as 136 Park Road, Wyomissing, PA 19610

Residential Property

To be sold as the property of Kandy Kay Reyes

No. 16-13431

Judgment Amount: \$62,460.47

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick dwelling house and lot or piece of ground upon

which the same is erected, situate on the East side of North Eleventh Street, No. 435, between Buttonwood and Green Streets, in the City of Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the North by property now or late of John P. Shatell,

ON the East by a ten foot alley,

ON the South by property now or late of Amelia Hilmore, and

ON the West by said North Eleventh Street.

CONTAINING in front on said North Eleventh Street fifteen feet nine inches, more or less, and in depth one hundred feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Darren D. Moody, by Deed from Shirley E. Roach, dated 06/06/2005, recorded 07/14/2005, in Book 4625, Page 155.

BEING KNOWN AS 435 North 11th Street, Reading, PA 19604-2803.

Residential property

TAX PARCEL NO: 11531761121890

TAX ACCOUNT: 11165675

SEE Deed Book 4625 Page 155

To be sold as the property of Darren D. Moody.

No. 16-13442

Judgment Amount: \$55,034.24

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two and one half (2-1/2) story brick and frame dwelling, frame sheds and other improvements thereon erected, situate on the northeasterly side of the public road leading from the concrete state highway (said concrete state highway being an extension of Columbia Avenue in the Borough of Sinking Spring) to Mountain Home Road, known as Montello Road, in the Village of Montello, Township of Spring, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey made in March, 1953, by Musa J. Eways, Registered Professional Engineer, as follows, to wit:

BEGINNING at a point in the center line of the public road leading from the concrete state highway to Mountain Home Road, known as Montello Road; thence leaving said public road and extending in a northeasterly direction along property now or late of Irwin Showalter and Clara E. Showalter, forming an interior angle of 88 degrees 52 minutes with the center line of said public road, a distance of 278.86 feet to a point; thence extending in a southeasterly direction, forming an interior angle of 90 degrees 53 minutes with the last described line, a distance of 32.50 feet to an iron pin; thence extending in a southwesterly direction along property now or late of Ella Weitzel; forming an interior angle of 89 degrees 07 minutes with the last described line, a distance of 279 feet to a point in the

12/29/2016

Vol. 109, Issue 13

center line of the aforesaid public road; thence extending in a northwesterly direction along the center line of the aforesaid public road, forming an interior angle of 91 degrees 08 minutes with the last described line, a distance of 32.50 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Colna and Mary C. Colna, his wife, by Deed from Urban Investors, a partnership, dated 02/03/1989, recorded 02/09/1989, in Book 2053, Page 651.

BY VIRTUE OF THE DEATH OF Mary C. Colna on or about 07/28/1999, Michael A. Colna became the sole owner of the premises as surviving tenant by the entireties.

BEING KNOWN AS 11 Montello Road, Sinking Spring, PA 19608-1515.

Residential property

TAX PARCEL NO: 80437619712419

TAX ACCOUNT: 80298920

SEE Deed Book 2053 Page 651

To be sold as the property of Michael A. Colna.

No. 16-15040

Judgment Amount: \$148,170.60

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate on the South side of Lobelia Avenue, between Stoudt's Ferry Bridge Road and Lantana Avenue, in the development to be known as Riverview Park, Section 3, in the Township of Muhlenberg, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the southerly building line of Lobelia Avenue three hundred twelve feet and ninety-two hundredths of one foot (312.92 feet) eastwardly from a point of curve in the southerly building line of Lobelia Avenue at Stoudt's Ferry Bridge Road, thence in a southerly direction, forming a right angle with the southerly building line of Lobelia Avenue, a distance of one hundred fifty feet (150 feet) to a point, thence in an easterly direction, forming a right angle with the last described line, a distance of ninety feet (90 feet) to a point, thence in a northerly direction, forming a right angle with the last described line, a distance of one hundred fifty feet (150 feet) to a point on the southerly building line of Lobelia Avenue, thence in a westerly direction along the southerly building line of Lobelia Avenue, forming a right angle with the last described line, a distance of ninety feet (90 feet) to the place of BEGINNING.

THE WITHIN PREMISES shall be subject to the following restrictions:

(01) Except as hereinafter provided, only single, private residences may be erected. Those of a bungalow type must have at least nine hundred (900) square feet on the first floor exclusive of any garage area. Private garages for the sole use of the residence appurtenant thereto

may be erected. No residence may be used for any purpose other than a residence, except that a dentist or doctor of medicine may maintain an office in his or her residence

(a) Exception in the area in Muhlenberg Township, Berks County, Pennsylvania, described as follows: On the North by a tract of land known as 'Riverview Park', Section 2, and premises of Carrie Reed. On the East by premises of Edward T Moll, On the South by a tract of land now or late of the E Deborah Hain Estate, and On the West by Stoudt's Ferry Bridge Road, one drug store and one or more churches may be erected and maintained

(02) No residence shall be built on a lot less than sixty (60 feet) feet in width

(03) The visible exterior walls of buildings shall not be constructed of metal, sheet-iron, tarpaper, cement or cinder block, rock-face or other ornamental face cement block Frame buildings will be permitted only when covered with lap-siding Asbestos shingles and similar materials will be permitted only in gables and dormers

(04) All buildings shall be erected at least thirty feet (30 feet) beyond the building line or forty feet (40 feet) beyond the curb line. In the case of corner properties these same distances shall apply on both street sides of the property. Only open porches and bay windows may extend beyond the setback line and only (10 feet) feet beyond the set-back line

(05) All curbs shall be eight inches (8 inches) in width. The space between the curb and pavement shall be two feet four inches (2 feet 4 inches). Pavements shall be five feet (5 feet) in width

(06) Fences of hedge or frame construction not more than four feet (4 feet) in height may be erected.

(07) No plantings shall be allowed between the curb and pavement. All plantings must be set back three feet (3 feet) beyond the building line, and all plantings between this line and the set-back line shall be of low-growing ornamental varieties

(08) No live stock or poultry may be kept on the premises except watch dogs, family pets, and pigeons, but the latter shall not be allowed to fly at random.

(09) No advertising signs shall be erected, placed, or maintained anywhere except those advertising the premises for rent or sale and except those advertising the doctor or dentist occupying the premises, and except those advertising the one drug store

(10) No buildings shall be erected, placed or altered on any building plot on this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to the conformity and harmony of exterior design with existing structures in the subdivision or as to location of the building with respect to topography and finished ground elevation by a committee composed as follows:

12/29/2016

Vol. 109, Issue 13

(a) The committee until the death of one of the grantors shall consist of both of the grantors

(b) Upon the death of one of the said grantors, the remaining grantor shall immediately designate two owners of residences in the area above described

(c) Thereafter in the event of death or resignation of any member of the said committee the remaining member or members shall have full authority to approve or disapprove such design and location or to designate a representative with like authority

In the event said committee or designated representative fails to approve or disapprove such design or location within thirty (30) days after said plans or specifications have been submitted to it or in any event if no suit to enjoin the erection of such building, or the making of such alteration has been commenced prior to the completion thereof, such approval will not be required and his covenant will be deemed to have been fully complied with NEITHER THE MEMBERS if such committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant

THE POWERS AND DUTIES if such committee and of its designated representative shall cease on and after twenty (20) years. Thereafter the approval described in this covenant shall not be required unless prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in the area described above and duly recorded, appointing a representative or representatives who shall thereafter exercise the same powers previously exercised by said committee

TITLE TO SAID PREMISES IS VESTED IN Charles C. Young and Catherine L. Young, his wife, by Deed from Clarence B. Hassler and Stella E. Hassler, his wife, dated 08/10/1955, recorded 09/02/1955, in Book 1205, Page 333.

BY VIRTUE OF THE DEATH of Charles C. Young on December 19, 1998, Catherine L. Young became the sole owner of the premises as surviving tenant by the entireties. Catherine L. Young died on 01/22/2016, leaving a Last Will and Testament dated 12/14/2010. Letters Testamentary were granted to Shirley A. Weist and John U. Weist on 02/18/2016 in Berks County, No. 0616-0262. The Decedent's surviving heir at law and next-of-kin is Shirley A. Weist.

BEING KNOWN AS 750 Lobelia Avenue, Reading, PA 19605-1534.

Residential property
TAX PARCEL NO: 66-5309-1710-16-49
TAX ACCOUNT: 66100000
SEE Deed Book 1205 Page 333

To be sold as the property of John U. Weist, in his capacity as Co-Executor of the Estate of Catherine L. Young, Shirley A. Weist, in her capacity as Co-Executrix and Devisee of the Estate of Catherine L. Young.

No. 16-15214

Judgment Amount: \$67,151.17
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the two-story brick dwelling house and the garage thereon erected, situate on the East side of Weiser Street, between West Windsor and West Spring Streets, and being known as City No. 913 Weiser Street, in the City of Reading, County of Berks and State of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at a point on the East side of Weiser Street, said point being a distance of one hundred twenty feet (120') North from the Northeast corner of West Windsor and Weiser Streets; thence extending in an Easterly direction along the North side of a ten (10) feet wide alley and at right angles to said Weiser Street, a distance of one hundred twenty nine feet six inches (129' 6") to a point in the Western side of a twenty (20) feet, wide alley; thence extending in a Northerly direction along the said Western side of said twenty (20) feet wide alley, and at right angles to the last described line, a distance of seventeen feet one and one eighth inches (17' 1-1/8") to a point; thence extending in a Westerly direction by a line at right angles to the last described line, and passing through the middle of the party wall separating the within described premises from premises No. 915 Weiser Street, a distance of one hundred twenty nine feet six inches (129' 6") to a point on the East side of Weiser Street; and thence extending in a Southerly direction along the East side of said Weiser Street, a distance of seventeen feet one and one eighth inches (17' 1-1/8") to a point, the place of BEGINNING.

CONTAINING in front on said Weiser Street in width or breadth, North and South seventeen feet one and one eighth inches (17' 1-1/8") and in depth or length of equal width or breadth, East and West, one hundred twenty nine feet six inches (129' 6") to said twenty feet (20') wide alley on the East.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 913 Weiser Street, Reading, PA 19601

TAX PARCEL #15530749550393
ACCOUNT: 15684150

SEE Deed Book Instrument Number 2011020067

PAGE Instrument Number 2011020067
Sold as the property of: Karen V. Ventura

No. 16-15257

Judgment Amount: \$69,117.66
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN piece of ground and the townhouse erected thereon, being Townhouse Number 7, which is the first house northwardly in the Townhouse Group Number 2, in the development of Indian Springs Village,

12/29/2016

Vol. 109, Issue 13

together with a 10.00 foot wide strip of land to the East (street side) of said townhouse, a 15.00 foot wide strip of land to the West (rear) of said townhouse, and a 5.00 foot wide strip of land to the South (side) of said townhouse, situate on the southerly side of Village Drive, a 50.00 foot wide street in the development of Indian Springs Village, Colebrookdale Township, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit: bounded on the South (side) by common space; bounded on the East (front) by common space and Village Drive, bounded on the North (side) by Townhouse Number 8, and bounded on the West by common space; containing a lot width of 25.50 feet, more or less, as measured from the center of the party wall between Townhouse Number 8, and the hereindescribed Townhouse Number 7, in a southwardly direction to a point 5.00 feet southwardly from the southerly side of hereindescribed Townhouse Number 7 and containing a lot depth of 59.07 feet, more or less, as measured from a point 10.00 feet eastwardly from the front of said townhouse; thence southeast corner of the physical structure known as Townhouse Number 7 has a coordinate reference of latitude 5081.604, departure of 5336.960 with reference to a marble monument on the corner in common between property of, now or late, Harvey Thomas, recreation area, and Indian Springs Village, which marble monument has a coordinate reference of latitude 5100.837, departure 5601.648 all as shown on the Mast Engineering Co., Inc., Drawing Number B-3530117. The hereindescribed premises shall include full wall thickness of external walls which enclose the townhouse referred to herein and shall not include any part of an exterior wall which encloses an adjoining townhouse unit. Being the same premises which Virginia W. Carlson by Deed dated April 17, 1997 and recorded 5/9/1997 in Berks County in Record Book 2829 Page 1898 granted and conveyed unto Ronald D. Edwards and Nancy R. Edwards his wife in fee subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any. Being the same premises conveyed to Julia P. Quick from Ronald D. Edwards and Nancy R. Edwards, husband and wife, by Deed dated 08/30/2001, and recorded on 09/24/2001, at Book 3401, Page 1293, in Berks County, PA.

THIS MORTGAGE covers premises on which the principal improvement is a single family dwelling.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 100 Village Drive, Boyertown, PA 19512

TAX PARCEL #38538606487294

ACCOUNT: 38007667

SEE Deed Book 3401, Page 1293

Sold as the property of: Julia P. Quick a/k/a Julia F. Polk

No. 16-15384

Judgment: \$146,816.50

Attorney: McCabe, Weisberg & Conway, P.C.

ALL THAT CERTAIN lot or piece of ground, together with a brick dwelling thereon erected, being known as House No. 2903 Hiester Boulevard (for informational purposes only), situate on the northern side of Hiester Boulevard and known as part of the western portions of Lot Nos. 9 and 10 in the subdivision known as Hill-Vale, in the Township of Spring, County of Berks and State of Pennsylvania, said map or plan being laid out by Mary K. Miller and surveyed by Earle M. Frankhouser, Registered Professional Engineer, and said map or plan being recorded in the Office of the Recorder of Deeds in and for the County of Berks in Plan Book Vol. 9, Page 61, and said lot being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the northern line of Hiester Boulevard, said point being 150 feet East of a marble monument which is planted on northeastern corner of said Hiester Boulevard (50 feet wide) and Shillington Road (60 feet wide) as they are shown on the above mentioned plan of Hill-Vale, and said place of beginning being a corner of property now or late of James L. Spohn and Beulah Spohn, his wife; thence northwardly along said property of James L. Spohn and Beulah Spohn, his wife, by a line making an interior angle of 89° 31-1/2' with the line of Hiester Boulevard, a distance of 150 feet to a point; thence eastwardly along property now or late of Raymond G. Peffley, by a line making an interior angle of 90° 28-1/2' with the last described line, a distance of 70 feet to a point; thence southwardly along same by a line making an interior angle of 89° 31-1/2' with the last described line, a distance of 150 feet to a point in the northern line of Hiester Boulevard aforementioned; thence westwardly along the northern line of said Hiester Boulevard by a line making an interior angle of 90° 28-1/2' with the last described line, a distance of 70 feet to the place of BEGINNING.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 2903 Heister Boulevard, Reading, Pennsylvania 19609

TAX PARCEL: 80438615548361

SEE Deed Book: Instrument Number 2015008786

To be sold as the property of David Heckman and Amanda Heckman

No. 16-15385

Judgment Amount: \$122,759.75

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, situate in Exeter Township, Berks County, Pennsylvania, being the Western half of Lot No. 12 in the plan of Reiffton Addition Section No. 4 as laid out by Dominio Maurer, Inc., being more fully described as follows, to wit:

BEGINNING at a point in the Northern

12/29/2016

Vol. 109, Issue 13

building line of Grant Street (a 60 feet wide street) said point being 277 feet 7-3/8 inches Eastward from the point of tangent of the curved building corner at the Northeast corner of East 39th Street and Grant Street; thence Northward at right angles with the last described building line and along Lot No. 11 a distance of 120 feet to a point a corner of Lot No. 9; thence in an Easterly direction and at right angles with last described line and along the rear of Lot No. 9 a distance of 70 feet to a point; thence in a Southerly direction and at right angles with the last described line and along the remaining half of Lot No. 12 a distance of 120 feet to a point in the Northern building line of Grant Street; thence in Westerly direction along the Northern building line of Grant Street and making a right angle with last described line at a distance of 70 feet to the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 3909 Grant Street, Mount Penn, PA 19606

TAX PARCEL #43532614437558

ACCOUNT: 43016279

SEE Deed Book Instrument Number 2009047406

PAGE Instrument Number 2009047406

Sold as the property of: Amanda N. Jacobs and Kenneth W. Jacobs

No. 16-15566

Judgment Amount: \$94,695.26

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the western half of a twin dwelling house thereon erected, known as House No. 74 West Penn Avenue, situate on the southern side of West Penn Avenue, between South Walnut Street and Hill Road, in the Borough of Wernersville, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the southern curb line of West Penn Avenue, in line of property now or late of Dr. Henry E. Morrett; thence in an easterly direction along the southern curve line of West Penn Avenue, by a line curving to the left having a radius of 2420.40 feet, and a distance along the curve of 20 feet 6-1/4 inches to a point; thence in a southerly direction along residue property of William R. Cox, Jr. et ux, by a line passing through the middle of the party wall between House Nos. 72 and 74 West Penn Avenue, a distance of 220 feet 11-1/4 inches, more or less, to a point in the northern right of way line of the Lebanon Valley Branch of the Reading Company; thence in a westerly direction along the northern right of way line of the Lebanon Valley Branch of the Reading Company, by a line curving to the left, having a radius of 5769.65 feet and a distance along the curve of 21 feet 7 inches to a point; thence in a northerly direction along property now or late

of Dr. Henry B. Morrett; a distance of 221 feet 1 inch, more or less, to the southern curb line of West Penn Avenue, the place of BEGINNING.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 74 West Penn Avenue, Wernersville, PA 19565

TAX PARCEL #90436610479294

ACCOUNT: 90028903

SEE Deed Book Instrument Number 2010027041

PAGE Instrument Number 2010027041

Sold as the property of: Jennifer L. Kalis

No. 16-15645

Judgment Amount: \$152,507.06

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel, piece of ground, together with the townhouse thereon erected, being Townhouse Unit 186 as shown on a plan entitled Development of Beverly Heights, situate in Spring Township, Berks County, Pennsylvania, prepared by Vitillo Group, Inc., designated as Plan No. E93104A, dated August 15, 1995, last revised October 9, 1995 and recorded in Plan Book Volume 1656 Page 14, bounded and described as follows, to wit:

BOUNDED on the North (side) by Townhouse Unit 187, on the East (front) by common space; on the South (side) by Townhouse Unit 185; and on the West (rear) by common space.

CONTAINING a lot width of twenty (20) feet, more or less, as measured from the center of the party wall between Townhouse Units 1985 and 186 and containing in depth thirty-eight (38) feet, more or less, as measured from the southwest lot corner, said corner located the following two (2) courses and distances from an iron pin located southeast corner of Lot No. 118 of the Beverly Heights Subdivision; (1) North twenty (20) degrees forty-two (42) minutes East, a distance of seventy-four and sixty-four hundredths (74.64) feet to a point, (2) South sixty-nine (69) degrees seventeen (17) minutes fifty-seven (57) seconds East, a distance of thirty-one and four hundredths (31.04) feet to the Southwest corner of Lot No. 186.

CONTAINING 760 square feet.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances to the same belonging, or in any way appertaining.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 107 Canberra Court, Sinking Spring, PA 19608

TAX PARCEL #80438620809410

ACCOUNT: 80001088

SEE Deed Book 3495, Page 1455

Sold as the property of: Amy M. Conklin and Andrew Z. Conklin

12/29/2016

Vol. 109, Issue 13

No. 16-15686

Judgment Amount: \$113,659.81

Attorney: Phelan Hallinan Diamond & Jones,
LLP**LEGAL DESCRIPTION**

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, being known as Premises No. 121 West Arch Street. Situate on the North side of West Arch Street in the Borough of Fleetwood, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by Stone Alley;

ON the South by said West Arch Street;

ON the East by property now or late of Augustus Grossman; and

ON the West by property now or late of Reuben Heist.

CONTAINING IN FRONT along West Arch Street twenty-two feet (22') and in depth of equal width one hundred fifty-nine feet seven inches (159' 7"), more or less.

TITLE TO SAID PREMISES IS VESTED IN Lawrence Yokl and Sally Yokl, husband and wife, by Deed from Peter J. Laucks and Stacy A. Laucks, husband and wife, dated 11/27/13, recorded 12/6/13 in Instrument #2013050672.

BEING KNOWN AS 121 West Arch Street, Fleetwood, PA 19522-1316.

Residential property

TAX PARCEL NO. 44-5431-15-64-6628

TAX ACCOUNT: 44003400

SEE Deed Instrument #2013050672

To be sold as the property of Sally A. Yokl, Lawrence B. Yokl a/k/a Lawrence Yokl.

No. 16-15901

Judgment: \$67,496.36

Attorney: Sarah K. McCaffery, Esquire

PREMISES A

ALL THAT CERTAIN two and one-half story frame dwelling house, together with the plot or piece of ground upon which the same is erected, situate on the North side of Euclid Avenue, West of Lamonti Avenue (formerly Third Street), in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, said plot being the Western portion of Lot No. 89 in a certain plan of lots laid out by Henry A. Moyer by N.M. Davis, C.E. in 1904 and revised by William H. Dechant, C.E. in 1912 and recorded in the Recorder's Office at Reading, Pennsylvania, in Plan Books Vol. 3, Page 15 and Vol. 4, Page 35, respectively, and said plot being bounded and described as follows, to wit:

ON the North by ten feet (10') wide alley;

ON the East by the Eastern six feet (6') said Lot No. 89, property now or late of John H. Miller and Annie Miller, his wife;

ON the South by Euclid Avenue; and

ON the West by property now or late of the School District of Muhlenberg Township.

BEING No. 723 Euclid Avenue.

CONTAINING in front along said Euclid Avenue thirty-three feet (33') six and one-fourth (6- 1/4) inches, in rear along said ten feet (10') wide alley sixteen feet (16') one-fourth inch (1/4") in depth on the East along said property now or late of the said John H. Miller and Annie Miller, his wife, one hundred twenty-five feet (125'), and in depth on the West along said property now or late of the said School District of Muhlenberg Township, one hundred twenty-six feet (126') two and one-half inches (2-1/2").

PREMISES B

ALL THOSE CERTAIN two lots or pieces of ground, being Lot Numbered 4 and 5 as shown on the plan of lots laid out by the Borough of Temple, surveyed by Earl M. Frankhouser in June, 1946, situate on the Northerly side of Euclid Avenue, between Seventh Avenue and Lamonti Avenue in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northerly building line of Euclid Avenue (fifty (50) feet wide as shown on the topographical survey of the Borough of Temple) Eastward a distance of fifty (50) feet from the point of curvature being the Eastward distance of one hundred ten feet and eleven hundredths of one foot (110.11') from the intersection of the Northerly building line of Euclid Avenue with the Easterly building line of Seventh Avenue, sixty (60) feet wide, as shown on the aforesaid topographical survey), thence in a Northerly direction along Lot No. 3 as shown on said plan radial to the curve in the Northerly building line of Euclid Avenue a distance of one hundred twenty-four feet and thirty-seven hundredths of one foot (124.37') to an iron pin; thence in an Easterly direction along the Southerly side of Peach Street forming an interior angle of ninety-one degrees fifty-six minutes thirty-six seconds (91° 56' 36") with the last described line, a distance of ninety seven feet and seven hundredths of one foot (97.07') to a marble monument; thence in a Southerly direction along No. 723 Euclid Avenue, the property now or late of Henry A. Smith and Bertha A. Smith, his wife, forming an interior angle of eighty-two degrees seven and one-half minutes (82° 7-1/2"), with the last described line, a distance of one hundred twenty-six (126) feet to an iron pin on the Northerly building line of Euclid Avenue; thence in a Westerly direction along the Northerly building line of Euclid Avenue, forming an interior angle of ninety-seven degrees fifty-six and one-half minutes (97° 56-1/2") with the last described line, a distance of forty-eight feet and ninety-five one hundredths of one foot (48.95') to the point of curvature in said Northerly building line of Euclid Avenue; thence continuing in a Westerly direction along the Northerly building line of Euclid Avenue, along the arc of a curve deflecting to the right, having a radius of one thousand feet (1000'), a central angle of two degrees zero minutes thirty-

12/29/2016

Vol. 109, Issue 13

six seconds (2° 00' 36"), a distance along the arc of thirty-five feet and eight hundredths of one foot (35.08') to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM all those certain lots or parcels of ground as described in the following Deeds:

DEED BOOK 1121, Page 354, granted and conveyed from Henry A. Smith and Bertha A. Smith, his wife to Christ Reformed Church of Temple, Pennsylvania, dated 10/6/1952 and recorded 11/17/1952.

DEED BOOK 1529, Page 35, granted and conveyed from Henry A. Smith and Bertha A. Smith, his wife to Angiolino Pelligrini and Lucy Pellegrini, his wife, dated 6/11/1968 and recorded 6/12/1968.

BEING THE SAME PREMISES which Jennifer L. Ulrich, by Deed dated 3/31/2005 and recorded 6/13/2005, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4600, Page 2285, Instrument #2005032412, granted and conveyed unto Raymond Dougherty.

TAX PARCEL NO 66530912865874

BEING KNOWN AS 723 Euclid Avenue, Temple, PA 19560

Residential Property

To be sold as the property of Raymond Dougherty

No. 16-15923

Judgment Amount: \$232,628.84

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN piece of ground and the townhouse erected thereon, being Townhouse Number 37, and known as 37 Tee Circle which is the first house Southwardly in the Townhouse Group Number 7, in the Development of Flying Hills, Section Number 1, together with a 10.00 foot wide strip of land to the East (street side) of said townhouse, a 15.00 foot wide strip of land to the West (rear) of said townhouse, and a 5.00 foot wide strip of land to the North (side) of said townhouse, situate on the Westerly side of Tee Circle, a 20.00 foot wide private drive in the Development of Flying Hills, Section Number 1, Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BOUNDED on the South (side) by Townhouse Number 38;

BOUNDED on the East (front) by common space and Tee Circle;

BOUNDED on the North (side) by common space; and

BOUNDED on the West by common space.

CONTAINING a lot width of 26.00 feet, more or less, as measured from the center of the party wall between Townhouse Number 38 and the herein described Townhouse Number 37, in a Northwardly direction to a point 5.00 feet Northwardly from the Northerly side of the herein described Townhouse Number 37 and

containing a lot depth of 61.00 feet, more or less, as measured from a point 10.00 feet Eastwardly from the front of said townhouse to a point 15.00 feet Westwardly from the rear of said townhouse.

THE NORTHEAST CORNER of the physical structure, known as Townhouse Number 37 has a coordinate reference of latitude 3833.422, departure 2537.411 with reference to a marble monument on the Northerly side of Green Number 3, which marble monument has a coordinate reference of latitude 3946 577, departure 2311.905, all as shown on the overall coordinate system of Flying Hills, as shown on Mast Engineering Co., Inc., Drawing Number B-3214-77

THE HEREIN DESCRIBED PREMISES shall include full wall thickness of all external walls which enclose the townhouse referred to herein and shall not include any part of an exterior wall which encloses an adjoining townhouse unit.

AS MORE FULLY SHOWN on Mast Engineering Co., Inc., Drawing Number B-3214-77.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 37 Tee Circle, Reading, PA 19607

TAX PARCEL #39531405095576

ACCOUNT: 39549037

SEE Deed Book 5204, Page 1197

Sold as the property of: Priscilla Barr a/k/a Priscilla A. Barr

No. 16-15993

Judgment Amount: \$138,622.45

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two-story brick and frame dwelling house and attached garage thereon erected situate on the West side of LaCrosse Avenue, between Milford and Bellefonte Avenues, in the Borough of Kenhorst, County of Berks, and Commonwealth of Pennsylvania, being further known as the North 20 feet of Lot No. 287 and southern 25 feet of Lot No. 288, as shown on plan of 'Ridge Park Addition', Section 3, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the western building line of LaCrosse Avenue, 186.96 feet North of the northern building line of Milford Avenue, and being a point in the middle of Lot No. 287 as shown on said plan; thence West through the middle of Lot No. 287 on said plan at right angles to LaCrosse Avenue, a distance of 111.87 feet to a point in the eastern side of a 15 feet alley; thence in a northern direction along the eastern side of a 15 feet alley making an interior angle of 89 degrees 56 minutes with the last described line, a distance of 45.00 feet to a point being 26.00 feet North of the southern lot line of Lot No. 288 on said plan; thence in an eastern direction through Lot No. 268 on a plan, and making an interior

12/29/2016

Vol. 109, Issue 13

angle of 90 degrees 04 minutes with the last described line a distance of 111.82 feet to a point in the aforesaid western building line of LaCrosse Avenue; thence in a southern direction along said western building line of LaCrosse Avenue at right angles to last described line, a distance of 45.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Karl E. Svendsen, by Deed from Karl E. Svendsen and Lorie A. Svendsen, h/w, dated 06/25/2010, recorded 07/02/2010 in Instrument No. 2010025508.

BEING KNOWN AS 1435 Lacrosse Avenue, Reading, PA 19607-2125.

Residential property
TAX PARCEL NO. 54-5305-06-39-8495
TAX ACCOUNT: 54081100
SEE Instrument No. 2010025508
To be sold as the property of Karl E. Svendsen.

No. 16-16172

Judgment Amount: \$155,520.34

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Ontelaunee Township, Berks County, Pennsylvania, bounded and described according to a final plan of property of William Weist, drawn by Spotts, Stevens and McCoy, Inc., Engineers and Planners, dated April 17, 1986 and revised June 10, 1986, said plan recorded in Berks County in Plan Book 143 Page 7 as follows, to wit:

BEGINNING at a point on the title line in the bed of Loose Lane (T-715) (33 feet wide) said point being a corner of lands now or late of Thun Investment Company; thence extending from said point of beginning along the title line in the bed of Loose Lane South 25 degrees 49 minutes 08 seconds East 67.43 feet to a point, a corner of Lot No. 4 on said plan; thence extending along same South 65 degrees 51 minutes 08 seconds West and crossing the Southwesterly side of Loose Lane 222.01 feet to a point in line of lands now or late of Thun Investment Company; thence extending along said lands the two following courses and distances, (1) North 25 degrees 49 minutes 08 seconds West and crossing the Southwesterly side of Loose Lane 222.01 feet to a point in line of lands now or late of Thun Investment Company; thence extending along said lands the two following courses and distances (1) North 25 degrees 49 minutes 08 seconds West, 126.77 feet to a point, a corner, and (2) North 80 degrees 41 minutes 58 seconds East and crossing the Southwesterly side of Loose Lane 231.47 feet to the first mentioned point and place of BEGINNING.

CONTAINING 21,548.25 square feet of land.

BEING Lot No. 5 as shown on the abovementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Donna M. Heltzinger, by Deed from Salvatore A. Pachuiilo, dated 04/13/2009, recorded 04/28/2009

in Instrument No. 2009018491.

BEING KNOWN AS 32 Loose Lane, Leesport, PA 19533-8628.

Residential property
TAX PARCEL NO: 68-4491-15-73-2103
TAX ACCOUNT: 68038290
SEE Instrument No. 2009018491

To be sold as the property of Donna M. Heltzinger.

No. 16-16342

Judgment Amount: \$62,600.75

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot of ground on which the same is erected, situate on the West side of Arlington Street, formerly Myrtle Avenue, between Upland Avenue, formerly Fifth Street and Belvedere Avenue, formerly Sixth Street, being No. 424 Arlington Street, in what was formerly known as Millmont, Cumru Township, County of Berks and State of Pennsylvania, now a part of the City of Reading aforesaid, and being a part of Lots Nos. 16 and 17 Plot No. 3, in a plan of lots laid out by the Reading Land and Improvement Company at Millmont aforesaid, bounded and described as follows, to wit:

ON the North by property now or late of Mary G. Hedrick;

ON the East by said Arlington Street;

ON the South by property now or late of Karol Symanowicz; and

ON the West by a ten feet wide alley.

CONTAINING in front on said Arlington Street 12 feet 8 inches and in depth to said ten feet wide alley, 110 feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 424 Arlington Street, Reading, PA 19611

TAX PARCEL #18530667739699

ACCOUNT: 18249100

SEE Deed Book Instrument Number 2010050890

PAGE Instrument Number 2010050890

Sold as the property of: Jayme L. Rohrbach

No. 16-16580

Judgment Amount: \$88,723.42

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground on the northern side of Pond View Drive, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being Lot #107 as shown on the Plan of 'Long Pond, Phase 3, Section II, said plan being recorded in Plan Book Volume 229, Page 54 Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northern side of Pond View Drive, said point being a corner in

12/29/2016

Vol. 109, Issue 13

common with Lot #108 as shown on said plan; thence along Lots 108 and 109 North 23 degrees 31 minutes 31 seconds East 103.50 feet to a point a corner in common with Lot #110 as shown on said plan; thence along the same South 66 degrees 28 minutes 29 seconds East 43.50 feet to a point a corner in common with Lot #106 as shown on said plan; thence along the same South 23 degrees 31 minutes 31 seconds West 103.50 feet to a point on the northern side of Pond View Drive, aforesaid; thence along the same North 66 degrees 28 minutes 29 seconds West 43.50 feet to the point and place of BEGINNING.

CONTAINING 4,502 square feet.

TITLE TO SAID PREMISES IS VESTED IN Dwayne W. Hudson, by Deed from Michael D. Rodino, dated 12/08/2000, recorded 12/14/2000, in Book 3274, Page 1848.

BEING KNOWN AS 6205 Pond View Drive, Birdsboro, PA 19508-8856.

Residential property

TAX PARCEL NO: 43533514339688

TAX ACCOUNT: 43002045

SEE Deed Book 3274 Page 1848

To be sold as the property of Dwayne W. Hudson.

No. 16-16688

Judgment Amt.: \$231,045.33

Attorney: Keri P. Ebeck, Esquire

ALL THAT CERTAIN property situated in the Township of Exeter in the County of Berks and Commonwealth of Pennsylvania, being described as follows: 222 Mayer Street, Reading, PA 19606 in a Deed dated 12/08/1993 and recorded 12/15/1993, among the land records of the County and Commonwealth set forth above, in Deed Volume 2490 and Page 567.

UPI/PROPERTY ID 43532606296698;

MAP PIN 532606296698;

ACCOUNT NO. 43021069.

BEING Parcel No. 43532606296698

BEING the same premises which Miriam E. Walter, by Deed dated December 8, 1993, and recorded December 15, 1993, in the Office of the Recorder of Deeds in and for the County of Berks, Deed Book 2490, Page 567, granted and conveyed Kim W. Leonard and Maria S. Leonard, in fee.

TAX PARCEL NO: 43532606296698

ACCOUNT NO: 43021069

BEING KNOWN AS: 222 Mayer Street, Reading, PA 19606

Residential Property.

To be sold as the property of Kim W. Leonard and Maria S. Leonard

No. 16-16745

Judgment Amount: \$112,575.70

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick

dwelling house with frame kitchen attached, and lot of ground upon which the same is erected, situate on the West side of Second Avenue, No. 104, in the Borough of West Reading, County of Berks and Commonwealth of Pennsylvania, bounded on the North by property now or late of Von Maida Estate; on the East by Second Avenue; on the South by property now or late of Abr. F. Reaser; and on the West by a twenty (20) feet wide alley.

CONTAINING in front sixteen feet eight inches and in depth one hundred and twenty five feet.

TITLE TO SAID PREMISES IS VESTED IN Michael V. McLaughlin, by Deed from Marilyn Ribeiro, dated 09/29/2008, recorded 10/09/2008 in Book 5427, Page 2070.

BEING KNOWN AS 104 South 2nd Avenue, West Reading, PA 19611-1226.

Residential property

TAX PARCEL NO. 93-5306-06-39-7503

TAX ACCOUNT: 93000700

SEE Deed Book 5427 Page 2070

To be sold as the property of Michael V. McLaughlin.

No. 16-17013

Judgment: \$145,326.66

Attorney: Jessica N. Manis, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half (1-1/2) story brick dwelling thereon erected, situate on the Southerly side of the public road leading from Bowmansville to Maple Grove, in the Township of Brecknock, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey made in August 1950, by Earl M. Frankhouser, Registered Professional Engineer, as follows, to wit:

BEGINNING at a spike in the middle of the public road leading from Bowmansville to Maple Grove; thence along the middle of said public road, North eighty-five degrees East, a distance of 52.67 feet to a spike in said public road; thence leaving said public road and along property now or late of William H. Hertzog and wife, South four degrees East, a distance of 120.00 feet to a stake; thence along the Northerly side of a proposed alley, South eighty-five degrees West, a distance of 69.58 feet to an iron pipe; thence along the Easterly side of a proposed thirty feet wide road, North four degrees East, a distance of 121.48 feet to the place of BEGINNING.

ALL THAT CERTAIN tract or piece of land, situate in the Township of Brecknock, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at the Northeast corner thereof at a spike in the middle of the public road leading from Bowmansville to Maple Grove, a corner of said Lot No. 1; thence leaving said road and by Lot No. 1, South four (4) degrees West one

12/29/2016

Vol. 109, Issue 13

hundred twenty-one and forty-eight hundredths (121.48) feet to an iron pin; thence by the same, North eighty-five (85) degrees East sixty-nine and fifty-eight hundredths (69.58) feet to an iron pin; thence by land about to be added to Lot No. 2, South four (4) degrees East eighty (80) feet to an iron pin; thence by land of Alfred S. Stauffer and Edna B. Stauffer, his wife, South eighty-five (85) degrees West eighty-eight and eighty-two hundredths (88.82) feet to an iron pin on the East side of a proposed road; thence along the East side of said road, owned by Alfred S. Stauffer and Edna B. Stauffer, his wife, North four (4) degrees East two hundred two and forty-five hundredths (202.45) feet to a point in the middle of the first mentioned public road; thence along the middle of said public road, North eighty-five (85) degrees East eight (8) feet to the place of BEGINNING.

CONTAINING in area twenty-seven and ninety-six hundredths (27.96) perches of land.

FEE SIMPLE TITLE vested in Kristie M. Brinton by Deed from, Lorrin N. Young and Carrol L. Young, husband and wife, dated 7/28/2000, recorded 8/9/2000, in the Berks County Recorder of Deeds in Deed Book 3229, Page 708.

PARCEL NO. 34439204649237

BEING KNOWN AS 284 Bowmansville Road, Mohnton, PA 19540

To be sold as the property of Kristie M. Brinton

No. 16-17379

Judgment Amount: \$65,724.59

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate in the Township of Exeter, County Berks, Commonwealth of Pennsylvania, described with a plan of subdivision of P. C. Verger Corp, by Henry S. Contey, Inc. division of Chester Valley Engineers, dated August 16, 1979, being designated as Building 32, Lot 1 on said plan, and being more particularly described as follows, to wit:

BEGINNING at an interior point, said point being the northwesterly corner of Building 32, Lot 1 on said plan, which interior point is measured, South 12 degrees 42 minutes 00 seconds West, 26.21 feet from a point in the bed of Wister Way; thence extending from said beginning point along lands of Neversink Road, Inc., the three following courses and distances; (1) South 67 degrees 1 minutes 54 seconds East, 11.10 feet to a point; (2) North 22 degrees 58 minutes 6 seconds East, 4 feet to a point; (3) South 67 degrees 1 minutes 54 seconds East, 12.02 feet to a point a corner of Building 32, Lot 2 on said plan; thence extending along the same, South 22 degrees 58 minutes 6 seconds West 37.42 feet to a point in line of land now or late of Neversink Road, Inc.; thence extending along the same the two following courses and distance, (1) North 67 degrees 1 minutes 54 seconds West,

23.12 feet to a point; (2) North 22 degrees 58 minutes 6 seconds East, 33.42 feet to the first mentioned point and place of beginning.

CONTAINING 821 square feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 32-1 Wister Way, Reading, PA 19606

TAX PARCEL #43532506287707

ACCOUNT: 43523500

SEE Deed Book 3732, Page 0843

Sold as the property of: Rachel A. Bellis a/k/a Rachel Bellis

No. 16-17713

Judgment: \$112,635.95

Attorney: M. Troy Freedman, Esquire

ALL THAT CERTAIN lot or piece of ground together with the one and one-half story single frame dwelling thereon erected, situate in the Borough of Leesport, formerly in the Township of Ontelaunee, Berks County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center line of the said highway leading from Reading to Hamburg, being US Route 122, a corner of property of Joseph L. Donato and Romayne T., his wife; thence by property of said Joseph L. Donato and his wife, North 62 degrees 27 minutes East, a distance of 136.92 feet to a point in line of other property of Oscar N. Weaver; thence along the same, South 33 degrees 06 minutes East a distance of 18.10 feet to a point; thence still by the same, North 71 degrees 31 minutes East, a distance of 85 feet, more or less, to a point in a public highway known as Indian Manor Drive; thence in and along the said Indian Manor Drive, South 18 degrees 29 minutes East, a distance of 45.06 feet to a point; thence by property of Joseph L. Donato and Romayne T., his wife, South 71 degrees 31 minutes West, a distance of 216.36 feet to a point in the center line of the aforesaid US Route 122; thence along said centerline, North 28 degrees West, a distance of 40.56 feet to the place of Beginning.

SUBJECT NEVERTHELESS to a ten feet (10') wide driveway leading from said US Highway Route 122 along the first herein above described line, North 62 degrees 27 minutes East, a distance of 136.92 feet to the other property of said Oscar N. Weaver.

FEE SIMPLE TITLE vested in Ashley K. Jones and John R. Vetter, III, as joint tenants with the right of survivorship and not as tenants in common by Deed from, Amy E. Bausher, dated 9/12/2014, recorded 10/6/2014, in the Berks County Recorder of Deeds in Deed Instrument No. 2014032835.

PARCEL NO. 92449114426894

BEING KNOWN AS 341 North Centre Avenue, Leesport, PA 19533

To be sold as the property of Ashley K. Jones and John R. Vetter, III

12/29/2016

Vol. 109, Issue 13

No. 16-2310

Judgment Amount: \$193,853.10

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land situate in the Borough of Bally, County of Berks, Commonwealth of Pennsylvania, being Lot No. 1 shown on plan of subdivision made for Twin County Company by Urwiler & Walter, Inc., dated July 12, 1976, last revised February 7, 1977 and recorded in Map Book 61, Page 16, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Walnut Street, said point being the terminus of an arc of a circle, connecting said Southeasterly side of Walnut Street with the Southwesterly side of 5th Street; thence extending along said arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 31.41 feet to a point on the Southwesterly side of 5th Street; thence extending along same South 56 degrees 43 minutes 56 seconds East 44.00 feet to a point, thence leaving the Southwesterly side of 5th Street and extending along Lot 2 South 33 degrees 16 minutes 04 seconds West 159.00 feet to a point in line of lands of R. Eugene Litwhiler; thence extending along same North 46 degrees 45 minutes West 64.98 feet to a point on the Southeasterly side of Walnut Street; thence extending along same North 33 degrees 16 minutes 04 seconds East 127.74 feet to the point and place of beginning.

CONTAINING 9,730 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Chad J. Perry, single man and Deven Thomas, single woman, by Deed from Craig R. Dyer and Barbara A. Dyer, h/w, dated 03/24/2006, recorded 04/06/2006 in Book 4844, Page 1765.

BEING KNOWN AS 110 South 5th Street, Bally, PA 19503-9664.

Residential property
TAX PARCEL NO. 25-6309-09-25-3543
TAX ACCOUNT: 25003011
SEE Deed Book 4844 Page 1765

To be sold as the property of Deven Thomas, Chad J. Perry.

No. 16-2389

Judgment Amount: \$115,628.07

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

LAND SITUATED in the Township of Lower Alsace in the County of Berks in the State of PA

ALL THAT CERTAIN dwelling house, being House No. 23, Hilbert Court, together with the lot or piece of ground upon which the same is erected, situate in the Township of Lower Alsace, Berks County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point in the northeasterly building line of Hilbert Court, a 50 feet wide

street, said point being the distance of 118.00 feet northwestwardly from the northwesterly side of a 12 feet wide alley, said alley being the distance of 111.43 feet northwestwardly from the northwesterly building line of Carsonia Avenue, as shown on the plan of building lots as recorded on July 6, 1961 in Plan Book Vol. 24, Page 43, Berks County Records; thence in a northwestwardly direction along the northeasterly building line of Hilbert Court, by a line forming a right angle with the line to be described last, the distance of 18.00 feet to a point; thence in a northeasterly direction along the southeasterly lot line of House No. 25 Hilbert Court, said line passing through the party wall and forming a right angle with the last described line, the distance of 88.00 feet to a point; thence in a southeasterly direction along the southwesterly side of another 12 feet wide alley by a line forming a right angle with the last described line, the distance of 18.00 feet to a point; thence in a southwestwardly direction along the northwesterly lot line of House No. 21 Hilbert Court, said line passing through the party wall and forming a right angle with the last described line, the distance of 88.00 feet to the place of beginning.

BEING KNOWN AS 23 Hilbert Court, Reading, PA 19606-1219.

Residential property
TITLE TO SAID PREMISES IS VESTED IN Maria Ortiz, by Deed from Donna J. Lackwood, dated 01/04/2007, recorded 01/11/2007 in Book 5052, Page 2487.

TAX PARCEL NO. 23-5327-17-01-2346
TAX ACCOUNT: 23085023
SEE Deed Book 5052 Page 2487

To be sold as the property of Maria Ortiz a/k/a Maria D. Ortiz.

No. 16-5418

Judgment Amount: \$262,598.94

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being known as Lot No. 62, as shown on the final plan of 'Green Valley Estates' Phase II, prepared by Ludgate Engineering Corporation, dated August 3, 1988 and recorded in Plan Book 159, Page 30, Berks County Records, situate in the Township of Lower Heidelberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Indiana Avenue, at a corner of Lot No. 63 and Lot No. 62 as shown on said plan; thence extending in a Northeasterly direction along Indiana Avenue North 21 degrees 55 minutes East, a distance of 106.00 feet to a point in line of Lot No. 61 as shown on said plan; thence extending in a Southeasterly direction along Lot No. 61 South 56 degrees 34 minutes 15 seconds East, a distance of 104.46 feet to a point in line of Lot No. 76 as shown on said plan; thence

12/29/2016

extending in a Southwesterly direction along Lot No. 76 South 30 degrees 31 minutes 50 seconds West, a distance of 16.36 feet to a point in line of Lot No. 76 as shown on said plan; thence extending in a Southwesterly direction along Lot No. 76 South 13 degrees 35 minutes West, a distance of 71.00 feet to a point in line of Lot No. 63 as shown on said plan; thence extending in a Northwesterly direction along Lot No. 63 North 67 degrees 25 minutes 20 seconds West, a distance of 110.21 feet to a point on Indiana Avenue, the place of beginning.

CONTAINING in area 10,012 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN William E. Dimalanta and Leah Merolillo, by Deed from Anthony S. Cisek and Louise E. Cisek, h/w, dated 10/22/2014, recorded 10/24/2014, Instrument No. 2014035189.

BEING KNOWN AS 19 Indiana Avenue, Sinking Spring, PA 19608-9783.

Residential property

TAX PARCEL NO: 49437607781537

TAX ACCOUNT: 49005383

SEE Deed Instrument No. 2014035189

To be sold as the property of William E. Dimalanta, Leah Merolillo.

Taken in Execution and to be sold by

ERIC J. WEAKNECHT, SHERIFF

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, February 3, 2017 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

ARTICLES OF DISSOLUTION

Notice is hereby given that the shareholders and directors of **JB Fleetwood Corporation f/k/a Reitech Corporation**, a Pennsylvania corporation, with an address of 16 Chinkapin Drive, Fleetwood, Pennsylvania 19522, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Scott C. Painter, Esq.

906 Penn Avenue
P.O. Box 6269
Wyomissing, PA 19610

Notice is hereby given that the shareholders and directors of **Shareholders and Directors**

of Boyer's Market, Inc., a Pennsylvania corporation, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Articles of Dissolution have been (or will be) filed on or before December 30, 2016.

Edward P. Sheetz, Esq.

Gardner, Racines & Sheetz,
Suite 106,
5930 Hamilton Boulevard
Allentown, PA 18106

ARTICLES OF INCORPORATION

Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

The name of the proposed corporation is **Christman AutoBody and Repair Inc.**

The Articles of Incorporation have been filed on December 3, 2016.

Barbara Kern Dietrich, Esq.

22 Hilgert Avenue
Reading, PA 19607

AUDIT LIST

Second and Final Publication

ORPHANS' COURT DIVISION
COURT OF COMMON PLEAS
OF BERKS COUNTY, PA.

Notice of Audit of Fiduciaries Accounts To Claimants, Beneficiaries, Heirs and Kin, and to all other parties in interest.

NOTICE is hereby given that the fiduciaries of the following estates have filed respectively, their accounts and statements of the proposed distribution in the Office of the Register of Wills or Clerk of the Orphans' Court as the case may be, in and for the County of Berks, Commonwealth of Pennsylvania and that these accounts will be presented to the Orphans' Court of said County at the Court House in Reading, Pennsylvania on Wednesday, January 4, 2017 at 9:00 A.M. for audit, confirmation and distribution. At that time and place parties interested and claimants against the respective estates will be heard.

1. BENEDICT, LOUIS G. - Maureen T. Benedict, Extx., Russell E. Farbiarz, Esq.
2. KATZ, GERTRUD a/k/a KATZ, TRUDI a/k/a KATZ, TRUDY - Marion Loewenstein,

12/29/2016

Vol. 109, Issue 13

Extx., James S. Rothstein, Esq.

3. MOHN, ESTHER G. - Sean J. O'Brien, Exr., Sean J. O'Brien, Esq. Last day for filing Accounts for February 2017 is December 30, 2016.

Larry Medaglia
Register of Wills and
Clerk of the Orphans' Court
Berks County, Pennsylvania

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 16-20142

NOTICE IS HEREBY GIVEN that the Petition of Tylee Laquila Branford was filed in the above named Court, praying for a Decree to change their name to TYLEE DISTEFANO.

The Court has fixed January 25, 2017 at 9:00 a.m. in the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Tina M. Boyd, Esq.
BOYD & KARVER
7 E. Philadelphia Avenue
Boyertown, PA 19512

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 16-20973

NOTICE IS HEREBY GIVEN that the Petition of Wesley Richard Hopkins was filed in the above named Court, praying for a Decree to change their name to HYPATIA SOPHIA HOPKINS.

The Court has fixed February 22, 2017, at 9:00 A.M. in Courtroom "4C" of the Berks County Courthouse/Services Center, 633 Court Street, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Jesse A. Kammerdeiner, Esq.
MOGEL, SPEIDEL, BOBB & KERSHNER
520 Walnut Street
Reading, PA 19601

CIVIL ACTION

COURT OF COMMON PLEAS
BERKS COUNTY
NO. 15-04042

WELLS FARGO BANK, N.A., successor by merger with Wachovia Bank, National Association, Plaintiff

Vs.

Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title, or interest from or under Anna R. Petty, Deceased, Defendant

TO: Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Anna R. Petty, Deceased.

TYPE OF ACTION: CIVIL ACTION/
COMPLAINT IN MORTGAGE
FORECLOSURE

PREMISES SUBJECT TO FORECLOSURE:
614 Ritter Street, Reading, PA 19601

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**Lawyers Referral and Information Service
Berks County Bar Association**

544 Court St.
Reading, PA 19601
610-375-4591

MILSTEAD & ASSOCIATES, LLC

By: Robert W. Williams, Esquire

Attorney ID #203145
Attorney for Plaintiff
File No. 205930
1 E. Stow Rd.
Marlton, NJ 08053
(856) 482-1400

12/29/2016

Vol. 109, Issue 13

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 16-14992

MARK H. KOCH, Plaintiff

vs.

JOHN DETURK, JOHN HERBSTER AND
BENJAMIN HERBSTER their Heirs, Execu-
tors and Assigns, Defendants.

NOTICE OF ACTION

**TO: JOHN DETURK, JOHN HERBSTER
AND BENJAMIN HERBSTER**, their Heirs,
Executors and Assigns.

On the 13th day of July, 2016, the Plaintiff,
Mark H. Koch, filed a Complaint in the Court of
Common Pleas of Berks County, Pennsylvania
to No. 16-14992, in an Action to Quiet Title
against you, setting forth that he is the owner of
the premises as follows:

ALL THAT CERTAIN parcel of land on the
northerly side of Commons Road (33' existing
right-of-way), situate in Maxatawny Township,
Berks County, Commonwealth of Pennsylvania,
bounded and described in accordance with the
survey made by Berks Surveying & Engineering,
Inc. in January, 2015, as follows to wit:

BEGINNING at a steel rebar on the north side
of Commons Road, said rebar being the southeast
corner of property now or late of Equity Trust
Co., Custodian FBO Allen L. Gehringer IRA;

Thence along the same, leaving Commons
Road, North 07 degrees 26 Minutes 00 seconds
West, a distance of 214.98 feet to a steel rebar;

Thence along property now or late of Gayle P.
Sanders, South 84 degrees 05 minutes 00 seconds
East, a distance of 67.81 feet to steel rebar;

Thence along property now or late of ALG
Investments, LLC, South 07 degrees 26 minutes
00 seconds East, a distance of 197.72 feet to a
railroad spike in the shoulder on the northerly
side of Commons Road;

Thence along the northerly side of Commons
Road, South 81 degrees 10 minutes 30 seconds
West, a distance of 66.00 feet to the place of
BEGINNING.

CONTAINING 0.3126 Acres.

BEING THE SAME PREMISES WHICH
ALLEN L. GEHRINGER, by Deed dated
04/14/2015 and recorded 04/14/2015 in the
Office for Recorder of Deeds in and for the
COUNTY OF BERKS, and COMMONWEALTH
of PENNSYLVANIA in Instrument No.
2015011833, granted and conveyed unto MARK
H. KOCH.

AND the said Mark H. Koch has entered into
and remained in the possession, dominion and
control of said Premises.

That Mark H. Koch acquired title to the real
estate and that you have an apparent interest or
title to said real estate, said interest being more
fully set forth in Plaintiff's Complaint and that
none of you have been in possession thereof for

more than twenty-one (21) years.

You are therefore, notified to plead to the said
action on or before thirty (30) days after the last
publication, and in default thereof, to be forever
barred from bringing any action or actions of
Ejectment, or asserting any right, lien, title or
interest in the said real estate inconsistent with
the fee simple ownership of the Plaintiff, and have
entered the decree prayed for.

Notice is given to you pursuant to an Order
of Court dated August 2, 2016. If you wish to
defend, you must enter a written appearance
personally or by attorney and file your defenses
or objections in writing with the court. You are
warned that if you fail to do so, the case may
proceed without you and a judgment may be
entered against you without further notice for
the relief requested by the plaintiff. You may
lose money or property or other rights important
to you.

**YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU DO NOT
HAVE A LAWYER OR CANNOT AFFORD
ONE, GO TO OR TELEPHONE THE OFFICE
SET FORTH BELOW TO FIND OUR WHERE
YOU CAN GET HELP.**

LAWYERS REFERRAL SERVICE

Berks County Bar Assn.

544 Court St.
P.O. Box 1058
Reading, PA 19603
610.375.4591

Timothy C. Bitting, Esquire

KOCH & KOCH
217 North Sixth Street,
P.O. Box 8514
Reading, PA 19603
610-378-9002

ESTATE NOTICES

*Letters Testamentary or Letters of
Administration have been granted in the estates
set forth below. All persons having claims
against the estate of any decedent named
below are requested to present the same and all
persons indebted to any of the said decedents
are requested to make payment, without delay,
to the executor or administrator, or his, her or
their attorney indicated.*

First Publication

AMMON, BEVERLY R., dec'd.

Late of 2431 Berkley Road,
City of Reading.
Executors: VALERIE L. MCAFEE,
2431 Berkley Road,
Reading, PA 19605 and
MARK J. AMMON, SR.,
1625 N. 11th Street,
Reading, PA 19604.
ATTORNEY: ERIC L. B. STRAHN, ESQ.,

12/29/2016

Vol. 109, Issue 13

STRAHN LAW OFFICES, P.C.,
5341 Perkiomen Avenue,
Reading, PA 19606

BARBERNITZ, FRIDA H., dec'd.

Late of 1803 Tulpehocken Road,
Apt. 412, Borough of Wyomissing.
Executor: PETER MICHAEL
BARBERNITZ,
1003 Cannon Road,
Silver Spring, MD 20904.
ATTORNEY: ALEXANDER S. PUSKAR,
ESQ.,

BARLEY SNYDER, LLP,
50 N. 5th Street, 2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

CUPP, HOWARD S., dec'd.

Late of The Highlands,
2000 Cambridge Ave.,
Borough of Wyomissing.
Executor: JACK GASSERT,
2000 Cambridge Ave., Apt. 264,
Wyomissing, PA 19610.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

GRAFF, MAYETTA M., dec'd.

Late of 105 Dries Rd., Reading.
Executrix: MARY J. MENGLE,
554 Forest Lane,
Shoemakersville, PA 19555.

HOSTETTER, CURTIS W., dec'd.

Late of Borough of Hamburg.
Administrator C.T.A.: CRAIG
HOSTETTER,
231 West Elm St.,
Shillington, PA 19607.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

LEIMGRUBER, JOHN, dec'd.

Late of 4822 7th Avenue, Temple,
Muhlenberg Township.
Executrix: PATRICIA KACANDA,
1104 Pepper Ridge Drive,
Reading, PA 19606 .
ATTORNEY: VICTORIA A. GALLEN
SCHUTT, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

MINFORD, CLIFFORD C., dec'd.

Late of 38 Groff Road,
Bechtelsville, District Township.
Executrix: LORRI RUTTER,
571 Neiffer Road,
Schwenksville, PA 19473.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
LAW OFFICE OF SCOTT C. PAINTER,
P.C.,

906 Penn Avenue,
P.O. Box 6269,
Wyomissing, PA 19610

PRUTZMAN, VICTOR SWAVELY, dec'd.

Late of 29 Apple Street,
Boyerstown.
Executor: DARRALL S. PRUTZMAN,
c/o 2601 Centre Ave.,
Reading, PA 19605.
ATTORNEY: PAUL H. HERBEIN, ESQ.,
2601 Centre Avenue,
Reading, PA 19605

RIEGEL, THOMAS L., dec'd.

Late of 100 D N. Railroad St. E,
Lyons Station, Maxatawny Township.
Administratrix: JOANNE M. WAGNER,
548 Schuylkill Avenue,
Reading, PA 19601

SHAEFF, HAZEL B., dec'd.

Late of City of Reading.
Executor: G. FRED SHAEFF,
605 North 26th Street,
Reading, PA 19606.
ATTORNEY: THOMAS L. KLONIS, ESQ.,
HOFFERT & KLONIS,
536 Court Street,
Reading, PA 19601

SHIELDS, MICHAEL W., dec'd.

Late of Amity Township.
Administrators: WILLIAM M. SHIELDS
and
DIANE C. SHIELDS.
ATTORNEY: SCOTT G. HOH, ESQ.,
606 North 5th Street,
Reading, PA 19601

SPEASE, MELVIN O., dec'd.

Late of Penn Township.
Administratrix: SHAWN L. ISENBERG,
P.O. Box 241,
Strausstown, PA 19559.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

STAUFFER, RONALD M., dec'd.

Late of 1256 Milestone Road,
North Heidelberg Township.
Executors: DAVID L. STAUFFER and
KATHERINE E. BRICKER,
c/o Walter M. Diener, Jr., Esq.,
Kozloff Stoudt.
2640 Westview Drive,
Wyomissing, PA 19610

TARAS, RODELLA, dec'd.

Late of Robinson Township.
Executrix: DIANE C. CENTENO,
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
LAW OFFICE OF SCOTT G. HOH,
606 North 5th Street,
Reading, PA 19601

**TURKINGTON, RUTH S. also known as
TURKINGTON, RUTH M. and
SAYLOR, RUTH MARGARET, dec'd.**

12/29/2016

Vol. 109, Issue 13

Late of 35 N. Walnut St.,
Boyertown.
Executors: MARTHA BROOK,
165 Anthonys Mill Rd.,
Barto, PA 19504 and
RICHARD TURKINGTON,
21 Maple Ave.,
West Grove, PA 19390.
ATTORNEY: MARIA D. FEENEY, ESQ.,
621 Millers Hill,
Kennett Square, PA 19348

ULRICH, RUTH I., dec'd.

Late of Bern Township.
Executrix: JOAN M. MOYER,
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
LAW OFFICE OF SCOTT G. HOH,
606 North 5th Street,
Reading, PA 19601

WAGNER, DARLENE M., dec'd.

Late of City of Reading.
Executrix: LORI M. KOHARCHECK
KRICK,
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
LAW OFFICE OF SCOTT G. HOH,
606 North 5th Street,
Reading, PA 19601

Second Publication**AMMON, DAVID R., SR., dec'd.**

Late of 2431 Berkley Road,
City of Reading.
Executrix: VALERIE L.MCAFFEE,
2431 Berkley Road,
Reading, PA 19605.
ATTORNEY: ERIC L. B. STRAHN, ESQ.,
STRAHN LAW OFFICES, P.C.,
5341 Perkiomen Avenue,
Reading, PA 19606

ARTZ, JACK F. also known as

ARTZ, JACK FLOYD, dec'd.
Late of Cumru Township.
Administratrix: KIM A. ARTZ,
36 Tanglewood Drive,
Reading, PA 19607.
ATTORNEY: BETSY HAWMAN SPROW,
ESQ.,
DERR, HAWMAN & DERR,
522 Washington Street,
P.O. Box 1179,
Reading, PA 19603

EDDINGER, ETHEL J., dec'd.

Late of Colebrookdale Township.
Executor: FRANKLIN H. EDDINGER,
12 Walnut Lane,
Bechtelsville, PA 19505.
ATTORNEY: JEFFREY C. KARVER,
ESQ.,
BOYD & KARVER,
7 E. Philadelphia Avenue,
Boyertown, PA 19512.

GOSHERT, LADEAN E., dec'd.

Late of 760 Fairmont Avenue,
Cumru Township.
Executors: BONITA F. BRADFORD,

1666 Wyomissing Road,
Mohnton, PA 19540 and
DEAN L. GOSHERT,
760 Fairmont Avenue,
Mohnton, PA 19540.
ATTORNEY: LEROY G. LEVAN, ESQ.,
LAW OFFICE OF LEE LEVAN,
310 W. Broad Street,
Shillington, PA 19607

GRIESEMER, DENTON Y., dec'd.

Late of Keystone Villa, Douglassville,
Amity Township.
Executrix: DOROTHY WERT,
4908 Painted Sky Road,
Reading, PA 19606

HOFFMANN, RAYMOND E., dec'd.

Late of 2144 Mayo Drive,
Bern Township.
Executor: TIMOTHY B. HOFFMANN,
54 Norman Street,
West Lawn, PA 19609.
ATTORNEY: LEROY G. LEVAN, ESQ.,
LAW OFFICE OF LEE LEVAN,
310 W. Broad Street,
Shillington, PA 19607

JOHNSON, DELTON L., dec'd.

Late of 134 Cinder Street,
Borough of Birdsboro.
Executors: DENNIS L. JOHNSON,
88 Albrecht Court,
Morgantown, PA 19543 and
DELLA A. DREY,
344 Pine Street,
Birdsboro, PA 19508.
ATTORNEY: WILLIAM F. COLBY, JR.,
ESQ.,
BARLEY SNYDER, LLP,
50 N. 5th Street,
2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

ORLANDO, FRANK P., dec'd.

Late of City of Reading.
Executrix: SYDNEY ORLANDO,
7 Monroe Street,
Reading, PA 19605.
ATTORNEY: JESSE A.
KAMMERDEINER, ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

SALLADE, PHILOMENA R., dec'd.

Late of 551 N. 5th Street,
City of Reading.
Executors: PATRICIA ANN KOTCH,
117 W. Charles Street,
Wernersville, PA 19565;
JEFFREY T. SALLADE,
464 Sheridan Road,
Womelsdorf, PA 19567 and
KATHLEEN SALLADE,
551 N. 5th Street,
Reading, PA 19601.

12/29/2016

Vol. 109, Issue 13

ATTORNEY: CHRISTOPHER A. SPANG,
ESQ.,
115 Victoria Lane,
Wyomissing, PA 19610

WERT, ARLENE M., dec'd.

Late of Keystone Villa, Fleetwood,
Blandon Maiden creek Township,
Executrix: CYNTHIA A. FRYMOYER,
4502 Stoudts Ferry Bridge Road,
Reading, PA 19605

Third and Final Publication**BECK, DAVID W., dec'd.**

Late of 115 North Maple Street,
Borough of Kutztown.
Executor: BRIAN A. BECK,
48 South Laurel St.,
Kutztown, PA 19530.
ATTORNEY: CARL W. MANTZ, ESQ.,
136 W. Main Street,
Kutztown, PA 19530-1712

BOBB, BARBARA L., dec'd.

Late of 3332 Sheidy Avenue,
Muhlenberg Township.
Executor: TERRY L. REED,
2610 Andrew Drive,
Sinking Spring, PA 19608.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,

50 N. 5th Street,
P.O. Box 8321,
Reading, PA 19603-8321

BOYER, MARLENE M., dec'd.

Late of Spring Township.
Executrix: DONNA LUTZ,
c/o Reilly Wolfson,
1601 Cornwall Road,
Lebanon, PA 17042.

BRUNNER, JOEL A., dec'd.

Late of Richmond Township.
Administratrix: KAREN H. PALENCAR,
16 Shady Creek Lane,
Mertztown, PA 19539.
ATTORNEY: JAMES M. SMITH, ESQ.,
SMITH LAW GROUP, LLC,
14133 Kutztown Road,
P.O. Box 626,
Fleetwood, PA 19522

BRUSK, NANCY L., dec'd.

Late of 125 N. 4th Street,
Borough of Bally.
Executor: ANTHONY L. BRUSK,
c/o Andrew E. Spade, Esq.,
Mejia Law Group, LLC,
1390 W. Main Street,
Ephrata, PA 17522

**CLARK, ROGER E. also known as
CLARK, ROGER EUGENE, dec'd.**

Late of 301 North Waverly Street,
Shillington.
Executrix: TERRI L. SCHULTZ,
2060 Cleveland Avenue,

West Lawn, PA 19609.

ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607

DOTTERRER, LOUISE M., dec'd.

Late of Hereford Township.
Executor: JONATHAN D. SCHULTZ
c/o TOMLINSON & GERHART,
414 Main Street,
P.O. Box 14,
East Greenville, PA 18041

ATTORNEY: BARRY J. TOMLINSON,
ESQ.,

TOMLINSON & GERHART,
414 Main Street
P.O. Box 14,
East Greenville, PA 18041

ECKEL, MILDRED M., dec'd.

Late of 5 Alsace Court, Reading.
Executors: KEITH R. ECKEL,
127 Park Place Drive,
Sinking Spring, PA 19608 or
MARK A. ECKEL,
107 Mayer Street,
Reading, PA 19606.
ATTORNEY: ROBERT D.
KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606

**FICK, ELIZABETH V. also known as
FICK, ELIZABETH VIRGINIA, dec'd.**

Late of Amity Township.
Executor: RICHARD L. FICK,
1266 Douglass Drive,
Boyertown, PA 19512.
ATTORNEY: TIMOTHY B. BITLER,
ESQ.,
3115 Main Street,
Birdsboro, PA 19508-8319

GAGE, MADONNA V., dec'd.

Late of Borough of Wyomissing.
Executor: WILLIAM P. GAGE,
78 Linree Avenue,
Reading, PA 19606.

ATTORNEY: WILLIAM R. BLUMER,
ESQ.,

LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

GEHRIG, PAULINE K., dec'd.

Late of 1 South Home Avenue,
Borough of Topton.
ADMINISTRATRIX, Betsy H. Sprow,
522 Washington St.,
P.O. Box 1179,
Reading, PA 19603.

ATTORNEY: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,

522 Washington Street,
P.O. Box 1179,
Reading, PA 19603

HOCH, ELI K., dec'd.

12/29/2016

Vol. 109, Issue 13

Late of Oley Township.
 Executrix: GLORIA A. SANDS,
 P.O. Box 178,
 118 Henry Ave.,
 Boyertown, PA 19512.
 ATTORNEY: GARY S. FRONHEISER,
 ESQ.,
 5070 Oley Turnpike Road,
 Reading, PA 19606

MESSNER, CARLA A., dec'd.
 Late of 39 Hardwood Lane,
 Mohnton.
 Executrix: MARY J. MESSNER,
 39 Hardwood Lane,
 Mohnton, PA 19540.
 ATTORNEY: FREDERICK M. NICE,
 ESQ.,
 LEISAWITZ HELLER ABRAMOWITZ
 PHILLIPS, P.C.,
 2755 Century Boulevard,
 Wyomissing, PA 19610

MILLER, RICHARD W., dec'd.
 Late of 9 Reading Drive, Apt. 127,
 Borough of Wernersville.
 Executor: JEFFREY S. MILLER,
 460 Kenny Drive,
 Reading, PA 19608.
 ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER, LLP,
 50 N. 5th Street,
 2nd Fl.,
 P.O. Box 942,
 Reading, PA 19603-0942

MOORE, ROBERT S., dec'd.
 Late of 2222 Raymond Ave.,
 Reading.
 Administrator: DAVID W. MOORE, JR.,
 208 Leos Den,
 Blandon, PA 19510.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 ROLAND STOCK, LLC,
 627 North Fourth Street,
 P.O. Box 902,
 Reading, PA 19603

REINERT, DAVID B., dec'd.
 Late of 2824 Garfield Avenue,
 Spring Township.
 Executrix: WENDY L. REINERT,
 c/o Gardner & Stevens, P.C.,
 Kurt A. Gardner, Esq.,
 109 West Main Street,
 Ephrata, PA 17522.

REITNAUER, ELEANOR V., dec'd.
 Late of 1180 Benjamin Franklin Hwy.,
 Pottstown.
 Executor: ROBERT C. REITNAUER,
 5 Sinatra Drive,
 Sicklerville, NJ 08081.
 ATTORNEY: MATTHEW R. KESSLER,
 ESQ.,
 LAW OFFICE OF MATTHEW R.
 KESSLER, LLC,
 1008 Ben Franklin Highway West, Lower
 Level,

Douglasville, PA 19518

RICHARD, GENEVA, dec'd.
 Late of 623 William Penn Boulevard,
 Borough of Womelsdorf.
 Executrix: MARSHA K. WISLER,
 c/o WALTER M. DIENER, JR., ESQ.,
 KOZLOFF STOUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

ROCHE, THOMAS P., dec'd.
 Late of 71 Wedge Lane,
 Cumru Township.
 Administrators: KEVIN P. ROCHE and
 ERIN K. ROCHE,
 115 Hetherton Drive,
 Pittsburgh, PA 15237.
 ATTORNEY: STEVEN KOCHERZAT,
 ESQ.,
 763 Merchant Street,
 Ambridge, PA 15003

RUNNE, HENRY H., dec'd.
 Late of Greenwich Township.
 Executor: EDWARD B. RUNNE
 c/o JON A. SWARTZ, ESQ.,
 Swartz & Associates,
 7736 Main Street,
 Fogelsville, PA 18051
 ATTORNEY: JON A. SWARTZ, ESQ.,
 Swartz & Associates,
 7736 Main Street,
 Fogelsville, PA 18051

STAUFFER, GEORGE E., dec'd.
 Late of 9 Colin Court,
 Exeter Township.
 Executrix: GABRIELLE J. STAUFFER.
 c/o BRIAN F. BOLAND, ESQ.,
 KOZLOFF STOUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

TILLER, JOAN M., dec'd.
 Late of 103 Crestwood Court,
 Douglasville.
 Executor: MARK C. TILLER,
 103 Crestwood Court,
 Douglasville, PA 19518.
 ATTORNEY: MATTHEW R. KESSLER,
 ESQ.,
 LAW OFFICE OF MATTHEW R.
 KESSLER, LLC,
 1008 Ben Franklin Highway West, Lower
 Level,
 Douglasville, PA 19518

TROXELL, MARJORIE A., dec'd.
 Late of 1829 Portland Avenue,
 West Lawn,
 Spring Township.
 Executor: GREG H. GEESAMAN,
 1836 Old Lancaster Pike,
 Sinking Spring, PA 19608.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 ROLAND STOCK, LLC,
 627 North Fourth Street,
 P.O. Box 902,
 Reading, PA 19603

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, approved December 16, 1982, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Berks County, Pennsylvania under the assumed or fictitious name, style or designation:

Alpha Zulu Sports with its principal place of business at 106 Old Douglass Drive, Douglassville, PA 19518.

The names and addresses of all persons owning or interested in said business are: Ronald B. Mest Jr., 106 Old Douglass Drive, Douglassville, PA 19518.

The application was Filed on December 11, 2016.

Ronald B. Mest, Jr.
106 Old Douglass Drive
Douglassville, PA 19518

Berks County Basketball Hall of Fame with its principal place of business at 1161 Pershing Blvd., Reading, PA 19611.

The name and address of the person owning or interested in said business is: Reading Berks Basketball Association, Inc., 1161 Pershing Blvd., Reading, PA 19611.

The application was Filed on December 18, 2016.

James Diffendal
33 Overhill Road
Reading, PA 19609

MILLER BURIAL VAULT COMPANY

with its principal place of business at 401 Elm Street, West Reading, PA 19611.

The name and address of the person owning or interested in said business is: Esterly Concrete Co., Inc., 401 Elm Street, West Reading, PA 19611.

The application was Filed on March 9, 2016.

Kelsey E. Frankowski, Esq.
GEORGEADIS SETLEY

Four Park Plaza, Second Floor
Wyomissing, PA 19610

TERMINATION OF PARENTAL RIGHTS

TERMINATION PARENTAL RIGHTS

To: Unknown Natural Father of male child, R.J.B., born on March 30, 2016, to the natural mother, Karen Brigham, conceived in the Reading, Berks County, Pennsylvania, area, approximately nine (9) months before his birth,

approximately July, 2015.

A petition has been filed asking the court to put an end to all rights you have to your child, R.J.B., born on March 30, 2016. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on the 26th day of January, 2017 at 11:30 o'clock, a.m. in the Courtroom of the Union County Courthouse, 103 South Second Street, Lewisburg, Union County, PA 17837.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Court Administrator's Office

Union County Courthouse

103 South Second Street
Lewisburg, PA 17837
(570)-524-8792